

City of Columbus Right-of-Way Forum



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

Presented by Tim Sturm, Ron Yarano
and Doug Roberts

May 8, 2019

INTRODUCTIONS

James Young, P.E., Division of Design and Construction,
Administrator/City Engineer

Jim Pajk, P.E., Division of Design and Construction, Assistant
Administrator

Doug Roberts, P.E., Division of Design and Construction, R/W
Section Manager:

- PDH Certificates
- Current standards and recent changes
- Interactions between ODOT and COC – LPA Projects
- General Design Requirements (GDR) section #9 – R/W submittal requirements
- Quality plans
- 2018 CMSC – Definition of Project, Work, and Construction Limits
- R/W and Surveying – “raising the bar”

MEETING INFORMATION

Objective: Discuss R/W plan design standards, changes, and expectations

Date: 5/8/19

Time: 9:30AM – 11:30AM

Location: 111 N. Front Street, Room 204, Hearing Room

From: Doug Roberts, City of Columbus, DPS, Design and Construction

Attendees: See Sign-in Sheet

PURPOSE: To discuss Plats, CAD, COC standards, R/W plan format, submittals and expectations.

Introductions:

James Young, P.E., Division of Design and Construction, Administrator/City Engineer

Jim Pajk, P.E., Division of Design and Construction, Assistant Administrator

Doug Roberts, P.E., Division of Design and Construction, CIP R/W Section Manager

- PDH Certificates – will be handed out after the session, or emailed in a few weeks
- Discussion of current standards and recent changes
- Interaction between ODOT and COC – for City LPA projects
- General Design Requirements section #9 – R/W package submittal requirements
- Quality plans – who is checking plans prior to submitting to the City
- 2018 Construction and Materials Spec book – definition of project, work, and construction limits
- Greater focus on R/W and Surveying – raising the bar

Tim Sturm, Division of Design and Construction, Right of Way coordinator

- COC R/W Information available on Public Service web page under Design and Construction, Design Resources
- Early coordination with R/W Coordinator – discuss plan format, requirements, takes
- Looking for existing easements beyond 40 years – all utility easements must be shown
- ODOT Real Estate Manual – follow with a few City exceptions
- COC types of easements
- Review of R/W checklist
- General Design Requirements (GDR) - submittals, memorandum of changes, disposition of comments, back checking, differences between ODOT and COC, ODOT R/W Plan Manual 3105.5
 - Utilities must be accurately shown, recording data on boundary sheet, topo and boundary sheet example, existing easement plan sheet. Can easement be used for the project purpose (Don't Assume)
- Encroachments – what is to be labeled as an encroachment, what is included in R/W Summary
- Environmental Covenants
- Parking Spaces

Ron Yarano, P.S., Division of Design and Construction, Surveyor

- Plat standards – last updated in 2007, standard for all Columbus plats
- New DPS CAD standards – layers and linetypes – fall release
- R/W sample plans - R/W legend sheet, Centerline plat, Property map, Summary of encroachments sheet, Summary sheet, Topo and Boundary sheets.
- Draft legal descriptions - send in PDF for review prior to County review
- Temporary construction easements – durations, example
- Final R/W submission - changes after Stage 1 or Preliminary R/W submissions, back Checking Plans
- Items on or close to an easement or fee take line example trees- construction limits need revised for additional work area and Temporary Construction Easement required to remove item outside of original take area
- Common errors
- Sample exhibit of a temporary construction easement
- Legal description and station offsets
- Monumentation – letter to be sent confirming pins are set, along with text file

- | | | | |
|---------------|------------------|--------------|--|
| • Questions - | Tim Sturm | 614-645-5471 | tcsturm@columbus.gov |
| | Ron Yarano, P.S. | 614-645-1704 | rjyarano@columbus.gov |

David E. Peterson, Chief Real Estate Attorney, Zach Klein Columbus City Attorney:

- (X), (DND) & (TBR) (Save) - how they affect negotiations and appraisals
- 909.02 - Passage of resolution of intent -
- 909.03 - Service of resolution of intent -
- 909.04 - Ordinance to appropriate - determination of value
- 163.04 - Notice of intent to acquire-purchase offer - inability to agree.
- 163.05 - Petition for appropriation -

Break out discussions 11:30 to 12:00

- **Ron Yarano - Surveyors and Reviewers**
- **Tim Sturm - Designers**

Links to R/W plan resources

- COC Right-Of-Way Plan Development <https://www.columbus.gov/publicservice/design-and-construction/document-library/cip-right-of-Way-Plan-Development/>
- COC Plan Checklist <https://www.columbus.gov/publicservice/design-and-construction/document-library/cip-plan-checklist/>
- COC Sample Sheets <https://www.columbus.gov/publicservice/design-and-construction/document-library/sample-plan-sheets/>
- ODOT <http://www.dot.state.oh.us/Divisions/Engineering/RealEstate/row/Pages/row.aspx>
- NS RR <http://nscorp.com/content/nscorp/en/transportation-terms/other-requirements/public-project-guidelines.html>
- CSX RR <https://www.csx.com/index.cfm/customers/value-added-services/property-real-estate/permitting-utility-wireless-infrastructure-installations-and-rights-of-entry/>

THANK YOU !

- For reviewing our draft Plat Standards update document and then meeting with us to discuss all of their comments.
- We would like to thank the following Surveyors:
 - Matt Ferris
 - Doug Hock
 - Tony Meacham
 - Ed Miller
 - Dean Ringle
 - Bob Sands
- Their input was invaluable and very much appreciated.

ODOT AND THE CITY OF COLUMBUS

- *Project “FUNDING” determines if ODOT is involved in a City project.*
- While the City follows the majority of ODOT’s R/W plan requirements, there are some allowed differences.
 - For example, use of the “P-easement”
- *For the LPA projects, both the City and ODOT R/W staff will review the R/W plans.* You will find that City and ODOT review different elements of the R/W plans. (Plan content vs format)
- One of the challenges we face is once both the City and ODOT approve the plans, at the scoping and appraisal meeting with ODOT and the appraisers, questions and sometimes plan changes arise.
- In the end, we work daily with ODOT, recognizing that ODOT has oversight when federal funds are in the project. *Goal is to have the best possible plans and legal descriptions for the real estate acquisition process.*

General Design Requirements Section 9

Section 9 - Submittal Requirements



All submittals shall be made to the Division of Design and Construction Project Manager (DPM). Each submittal shall be accompanied with a transmittal on company letterhead itemizing the contents and include contact information for the project. The DPM will review the submittal for compliance with requirements and notify the Consultant with the date acceptance or to resubmit. Standard review times are 30 calendar days starting from the date of acceptance.

Summary of submittal requirements:

The **Title Sheet of each submittal shall include the Submittal name and date** per the sample plans found on the Division of Design and Construction website.

9.1 Preliminary Alignment Plan (if required)

- 9.1.1 1 full size scroll plot
- 9.1.2 Other items as required by the DPM or contract
- 9.1.3 PDF files of all submittal documents
- 9.2 Stage 1 Submittal
 - 9.2.1 1 half size set (verify with DPM)
 - 9.2.2 Engineer's Estimate
 - 9.2.3 Utility Log
 - 9.2.4 Project related calculations
 - 9.2.5 Stormwater Management Report
 - 9.2.6 AutoCAD files
 - 9.2.7 PDF files of all submittal documents
- 9.3 Stage 2 Submittal
 - 9.3.1 1 half size set (verify with DPM)
 - 9.3.2 Updated Engineer's Estimate
 - 9.3.3 Updated Utility Log
 - 9.3.4 Revised project related calculations (including Traffic Signal Design calculations)
 - 9.3.5 Updated Stormwater Management Report
 - 9.3.6 Return plan reviewer check prints (if prior review was a paper review)
 - 9.3.7 Disposition of comments
 - 9.3.8 PDF files of all submittal documents
- 9.4 Stage 3 Submittal
 - 9.4.1 1 half size set (verify with DPM)
 - 9.4.2 Updated Engineer's Estimate
 - 9.4.3 Updated Utility Log and Draft Utility Note
 - 9.4.4 Revised project related calculations
 - 9.4.5 Updated Stormwater Management Report
 - 9.4.6 Return plan review check prints (if prior review was a paper review)
 - 9.4.7 Disposition of Comments
 - 9.4.8 PDF files of all submittal documents

- 9.5 Review 4, 5, etc... (if applicable)
Submittals following Stage 3 will be numbered sequentially until final approval and the Signature submittal can be made.

9.5.1. Same requirements as Stage 3 submittal

9.6 Signature Submittal

9.6.1. Stamped and signed Mylar Title Sheet

9.6.2. 1 half size set

9.6.3. Final Utility Note

9.6.4. TIF Images

9.6.5. Final Engineer's Estimate (Stamped and signed by the Consultant)

9.6.6. Sub-summary and general summary tables in Excel format

9.6.7. AutoCAD files

9.6.8. PDF files of all submittal documents



9.7 Preliminary R/W Plan Submittal

9.7.1. 1 half size R/W Plan set (verify with DPM)

9.7.2. R/W Plan Checklist (available on City website)

9.7.3. PDF files of all submittal documents

9.8 Intermediate R/W Plan Submittal



R/W submittals following the Preliminary R/W Plan Submittal will be considered intermediate submittals and numbered sequentially until final approval and the Final R/W plan submittal can be made. A change following the Preliminary R/W Plan submittal to construction limits within acquisitions or acquisitions added to the plans must be documented in a memorandum.

9.8 Intermediate R/W Plan Submittal

R/W submittals following the Preliminary R/W Plan Submittal will be considered intermediate submittals and numbered sequentially until final approval and the Final R/W plan submittal can be made. A change following the Preliminary R/W Plan submittal to construction limits within acquisitions or acquisitions added to the plans must be documented in a memorandum.

The Intermediate R/W Plan Submittal has the same requirements as the R/W Plan Preliminary Submittal with previous comments addressed and the following information.



- 9.8.1. Same requirements as Preliminary R/W Plan Submittal
- 9.8.2. Disposition of comments
- 9.8.3. Draft legal description of each acquisition
- 9.8.4. Memorandum of changes to acquisitions
- 9.8.5. PDF files of all submittal documents



9.9 Final R/W Plan Submittal

The Final R/W Plan Submittal will occur following approval of the R/W Plans.

- 9.9.1. 1 half size R/W Plan set (verify with DPM)
- 9.9.2. Original Centerline Survey Plat recording (if required)
- 9.9.3. R/W Plan Checklist
- 9.9.4. Legal description of each acquisition in Microsoft Word format
- 9.9.5. Original legal descriptions (Stamped and signed by the Consultant)
- 9.9.6. Original legal descriptions approved by the County for Warranty Deed acquisitions (Stamped and signed by the Consultant)
- 9.9.7. PDF files of all submittal documents

9.10 Engineer's Estimate Requirements

All Engineer's Estimates shall be submitted via City Template in Microsoft Excel spreadsheet format. The template is available on the Design and Construction/Design Resources web site referenced throughout this document. Engineer's Estimates shall include all associated construction and inspection costs and appear in the precise same order as quantities shown in the general summary.

9.11 FTP or Cloud File Sharing Service Requirements

Each submittal may be sent to the City via a file transfer protocol (ftp) site link or other cloud file sharing service link. The link to the FTP site (or other cloud sharing service) shall be emailed to the DPM. The link when clicked shall take the recipient directly to the folder of the submittal. The FTP site used shall be compatible with all web browsers including Google Chrome and Internet Explorer. When using other cloud sharing services, the DPM shall not be required to sign up for an additional account.

All files included with the submittal shall be in a folder specifically for the submittal. Files for other projects or other submittals shall not be included in the submittal folder. Access by the City to the FTP link shall be maintained for at least two weeks following the submittal.

9.12 PDF File Requirements

A single PDF file of the entire set of plans shall be submitted each submission (including signature submittal). The PDF file shall be exported directly from the drafting software and shall not be scanned or converted from image files such as TIF. The PDF plan files shall be rendered at 300 DPI (dots per inch) as a full size drawing (22" high by 34" wide). All PDF plan files except for traffic signal interconnect splicing details shall be rendered in gray scale.

All PDF plans files shall have a flattened annotations layer. No text or markups from the designer or drafting software objects shall appear as a comment in the PDF file. Embedded scales or viewports may be used but shall be accurate according to the scale printed on the sheet.

The PDF page number shall exactly match the sheet number printed on the plan set. Skipped pages or lettered pages are not permitted. The PDF page numbering system shall contain only the sheet number. Sheet titles, sheet counts, or any other text is not permitted in the PDF page numbering system.

9.13 Submittal Document Naming Convention

The PDF of the plans for review shall utilize the following naming convention:

E0####-PROJECT NAME-SUBMITTAL-Plans*

*The project name shall be the abbreviated name as assigned by DPM.

Example:

E02834-Alum Creek Trail-STG2-Plans

E03201-Binns Blvd Sidewalks-REVIEW5-Plans

E03264-Broad St at Hoffman Av-Signature-Plans

All other submittal documents shall use the following naming convention:

E0####_FILENAME_SUBMITTAL



| <i>SUBMITTAL</i> | Description |
|-------------------------|---|
| PALN | Preliminary Alignment |
| STG# | Stage with # indicating submittal |
| REVIEW# | Following Stage 3 reviews are numbered sequentially |
| SIGNATURE | Final plans submitted for signatures |
| PROW | Preliminary Right-of-way |
| IROW | Intermediate Right-of-way |
| FROW | Final Right-of-way |



| FILENAME | Description |
|-----------------|--|
| PlanROW | Right of Way plans (when submitted independent of plans) |
| Plat | Centerline Right-of-Way Plat |
| STG#Disp | Disposition, # indicating previous submittal |
| Estm | Engineers Estimate |
| UtilLog | Utility Log |
| UtilNote | Utility Note |
| Spec | Special Provisions |
| Sched | Project Schedule |
| CalcSprd | Inlet spread calculations |
| CalcStrm | Storm sewer calculations |
| CalcSgnl | Traffic Signal calculations |
| RprtStrm | Stormwater Management Report |
| RprtPvmt | Pavement Design Report |
| RprtGeo | Geotechnical Report |
| Photom | Photometrics analysis or file |
| ExhTrib | Stormwater tributary exhibit |
| Legl##** | Legal description for easement, ## indicating parcel number, ** indicating easement type (D-drainage, P-permanent, T-temporary, U-utility, WD-warranty deed, S-sidewalk) |
| Trns | Transmittal |
| TurnMvmt | Intersection turning movements |

Revised versions of the same file as part of a submittal shall include a prefix denoting the date of the file, using YYYYMMDD format.

9.14 TIF Image Requirements

A .TIF image of each sheet shall be submitted with the Signature Submittal. Images must be presented in landscape view. All TIF images must be submitted as 256 shades of grayscale, CCITT Group 4 Compression, and a resolution of 300dpi (this allows for shading and for color CAD drawings being converted to grayscale imagery). Each plan sheet .TIF file shall include the project number and the sheet number as follows:

E0plan number_(three digit sheet number).tif

Examples:

E02639_001.tif

E02639_002.tif

E02639_003.tif, etc.

Note: The character after the “E” is a zero (0),
not the letter “O”

9.15 AutoCAD File Requirements

AutoCAD base files shall be submitted with the indicated submittals. This includes existing and proposed project linework. Specific plan sheets may be requested by the City on a project by project basis and should only be included on the FTP site if determined by the DPM.

9.16 Disposition of Comments

Consultant shall respond with a proposed disposition to all plan reviewer comments. This disposition shall be provided on the Excel spreadsheet file (unless the review was not completed in electronic format) provided with the master markup review set. The response to each comment shall be entered into the provided column on the spreadsheet. Each response shall explain what specifically was done, which specific sheets were impacted or reason(s) why action was not taken. The spreadsheet shall be saved in Excel and PDF formats and returned with the following submittal. Plans shall not be resubmitted until ALL plan review comments have been addressed. Include date of submittal on the disposition of comments spreadsheet.

Plans submittals shall be accompanied by back-check prints if the previous review was not completed in electronic format. All plan submittals must include the disposition of comments prior to starting any subsequent review. Failure to produce these prints will delay the review process, and the Consultant will be expected to make up any lost time in the schedule.

QUALITY PLANS – VALUE TO THE CITY – MANAGING EXPECTATIONS

- This is the third R/W Forum we have conducted:
 - 2015 – new documents online, combined with utilities
 - 2017 – more directed at deficiencies and review expectations
 - 2019 – standard updates, now and upcoming
- *We are all getting better, but we can all still can improve.*
- This forum provides an opportunity for DPS to share changes and updates, as well as meet and communicate with our partners
 - **We want our consultants to be successful**
- DPS responsibility to set and communicate our standards and expectations, and then review and comment accordingly with consistency
- Who is checking plans & legals before they are sent to the City for review?
- *VALUE = Quality plans with normal reviews, managing the cost of acquisition, clear designation of compensable items for negotiations, and most importantly a fair process for the property owner.*

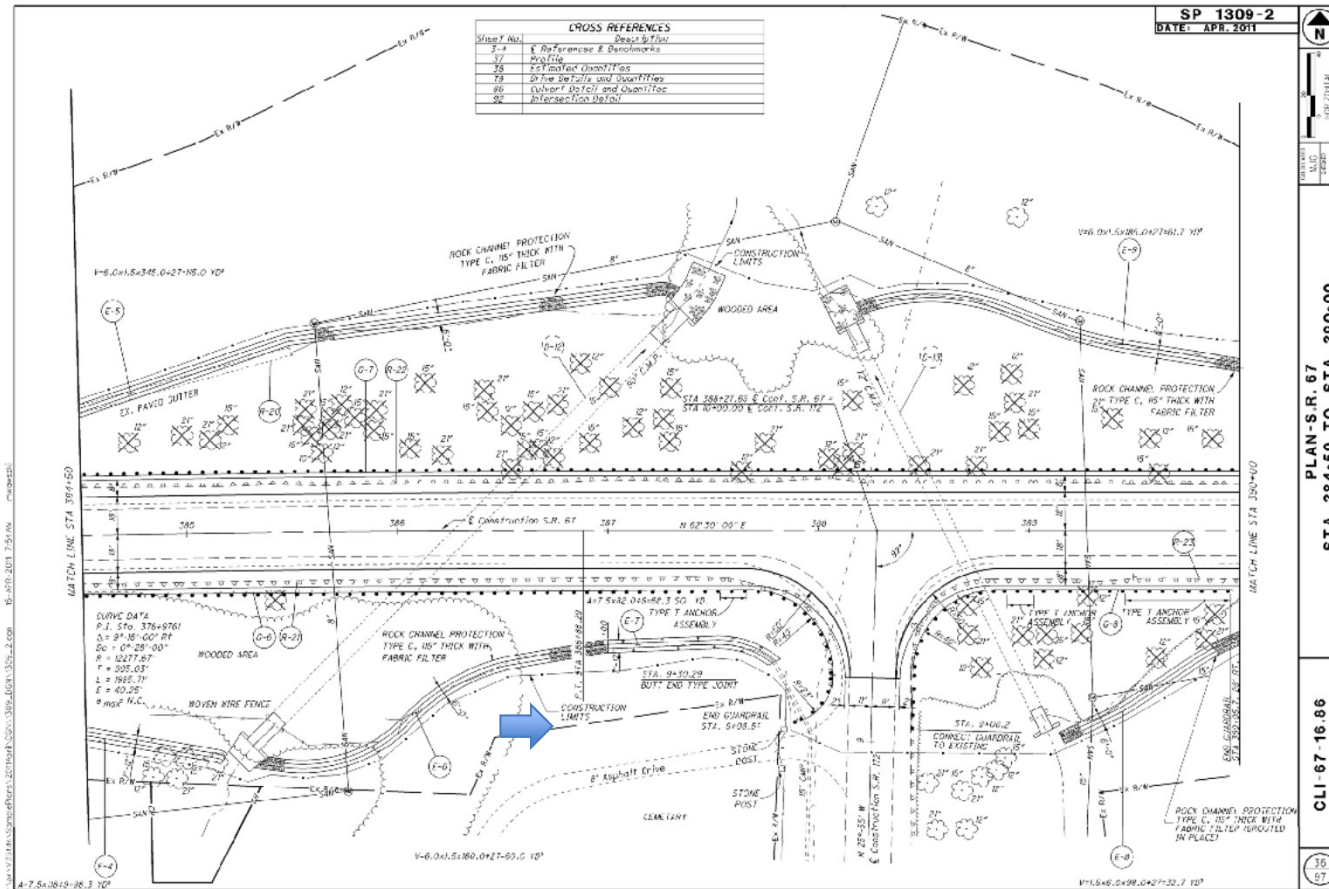
CONSTRUCTION LIMITS, PROJECT LIMITS, WORK LIMITS FROM THE CITY OF COLUMBUS 2018 CMSC

Construction Limits. These limits encompass all Work which includes removals, room for construction equipment to complete work, site access, etc.

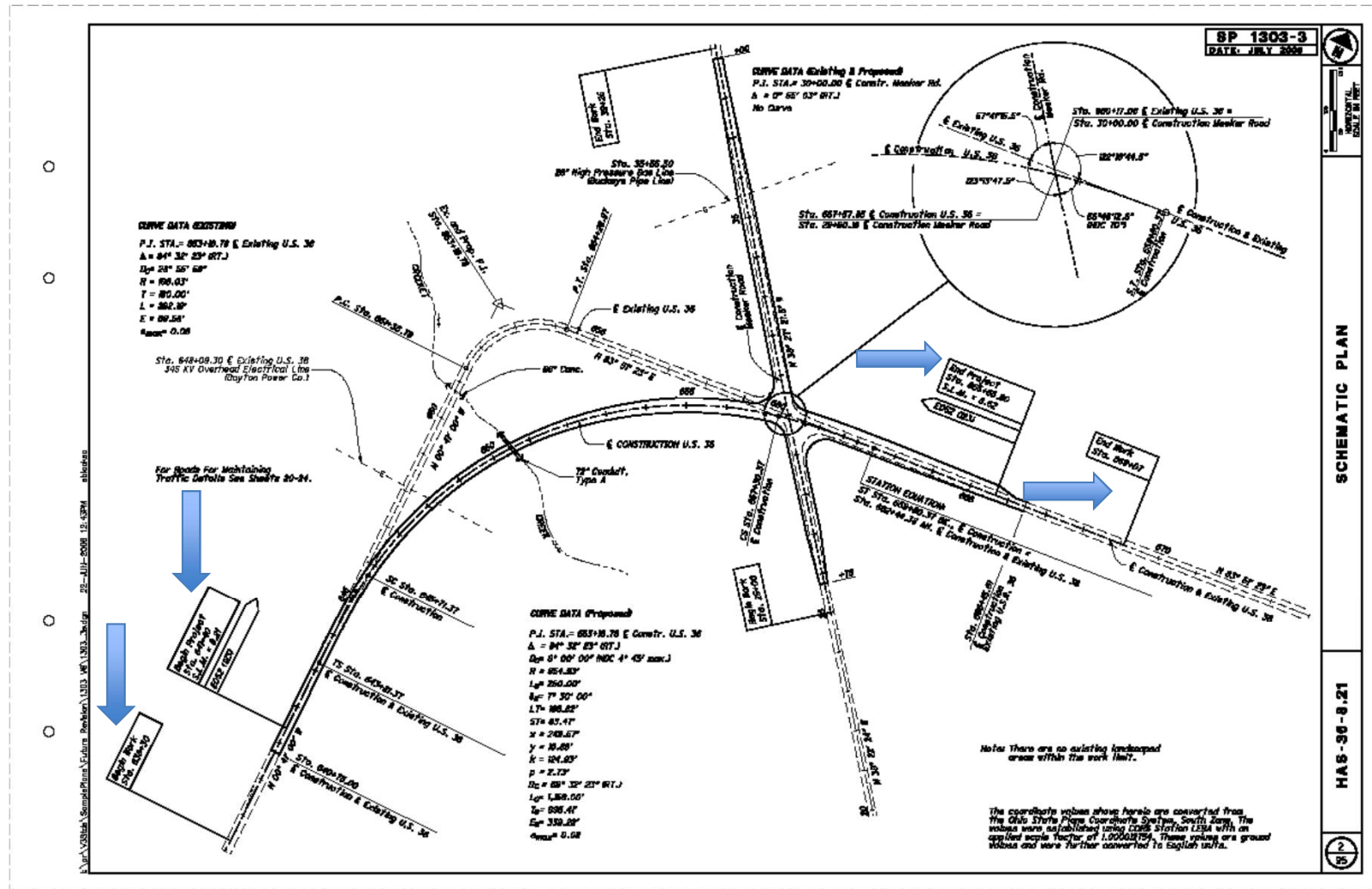
Project Limits. Project limits are points on the mainline centerline of construction where the proposed improvement, as described in the project description on the Title Sheet (excluding incidental construction), begins and ends.

Work Limits. The farthest limits of the Contractor's responsibility on a project, including all temporary and incidental construction, with the exception of work zone traffic control devices required for maintenance of traffic. The Contractor is restricted from working beyond the limits shown in the Contract Documents without approval by the City.

EXAMPLES OF CONSTRUCTION, PROJECT, AND WORK LIMITS



EXAMPLES OF CONSTRUCTION, PROJECT, AND WORK LIMITS



RAISING THE BAR

DPS has taken a greater focus on:

- *Surveying and good research*
 - *P.S. on DPS staff*
- *Creating good records*
 - *Benefits from the past*
 - *Opportunities for the future*
- *Quality R/W plans and legals*
 - *Update standards and review*
- *Overall property acquisition process*
 - *VALUE for all*



TAKE AWAY'S FROM TODAY'S PRESENTATION: Information is available online, updates will continue but we need your help, communication with DPS staff is always encouraged and appreciated, and we want you to be **SUCCESSFUL !!**

R/W INFORMATION FOUND ON PUBLIC SERVICE WEB PAGE

<http://columbus.gov>



Departments



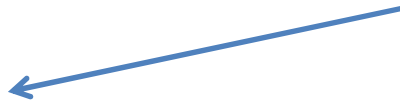
Public Service



Design and Construction



Design Resources



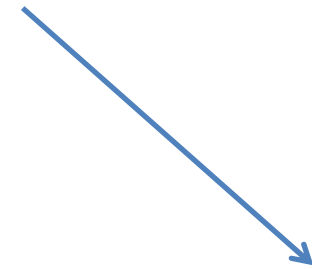
CIP Right-of Way Plan Development

- [Field Review Checklist](#)
- [Types of Easements](#)
- [Example Temporary Construction Legal Description](#)
- [Right-of-Way Sample Plans](#)
- [Right-of-Way Plan Checklist](#)



CIP Design Resources

- [General Design Requirements](#)
- [CIP Plan Checklist](#)



Sample Plan Sheets

- [RW Legend Sheet](#)
- [RW Centerline Plat](#)
- [RW Property Map](#)
- [Summary of RW Encroachments](#)
- [RW Summary](#)
- [RW Topography](#)
- [RW Boundary](#)

CIP Right-of Way Plan Development

Early coordination is expected with the R/W coordinator to determine Proposed R/W or Easements and to identify Encroachments inside the R/W and disposition.

The following documents provide information regarding Right of Way Plan development requirements which promotes timely communication and cooperation between the Division of Design and Construction and the Consultant during the plan design stage.

[Field Review Checklist](#)

[Types of Easements](#)

[Example Temporary Construction Legal Description](#)

[Example Temporary Construction Exhibit](#)

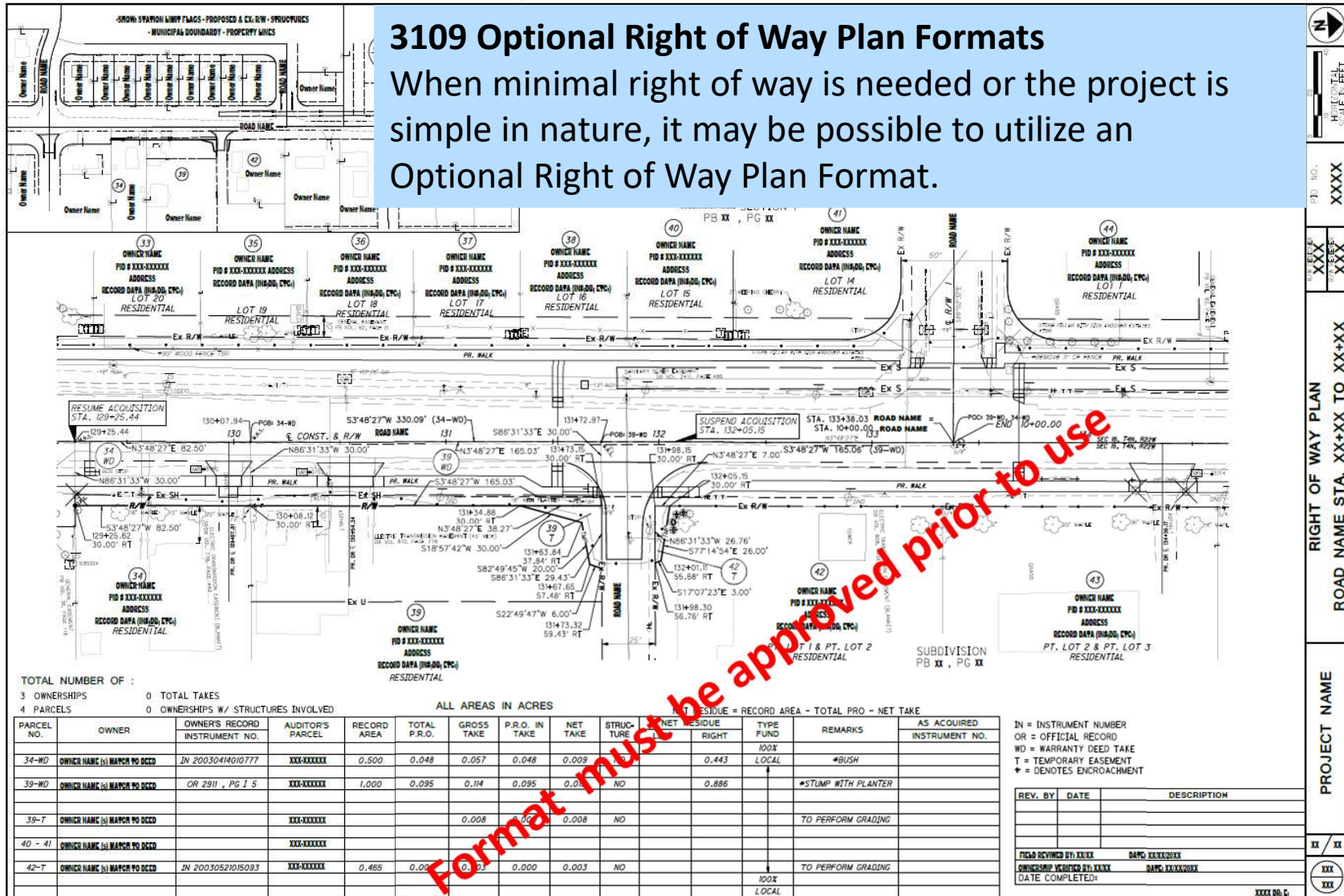
[Right-of-Way Sample Plans](#)

[Right-of-Way Plan Checklist](#)

For plan format including Right-of-Way Detail, Topo and Boundary sheets.

<http://www.dot.state.oh.us/Divisions/Engineering/RealEstate/row/Pages/row.aspx>

GENERAL DESIGN REQUIREMENTS - Section 3 - Present Road Occupies (PRO) shall be included when acquisition of a parcel is required within the project limits.



EXISTING EASEMENTS

ODOT R/W PLAN MANUAL 3104.2 Existing Easements (Public, Utility and Private)

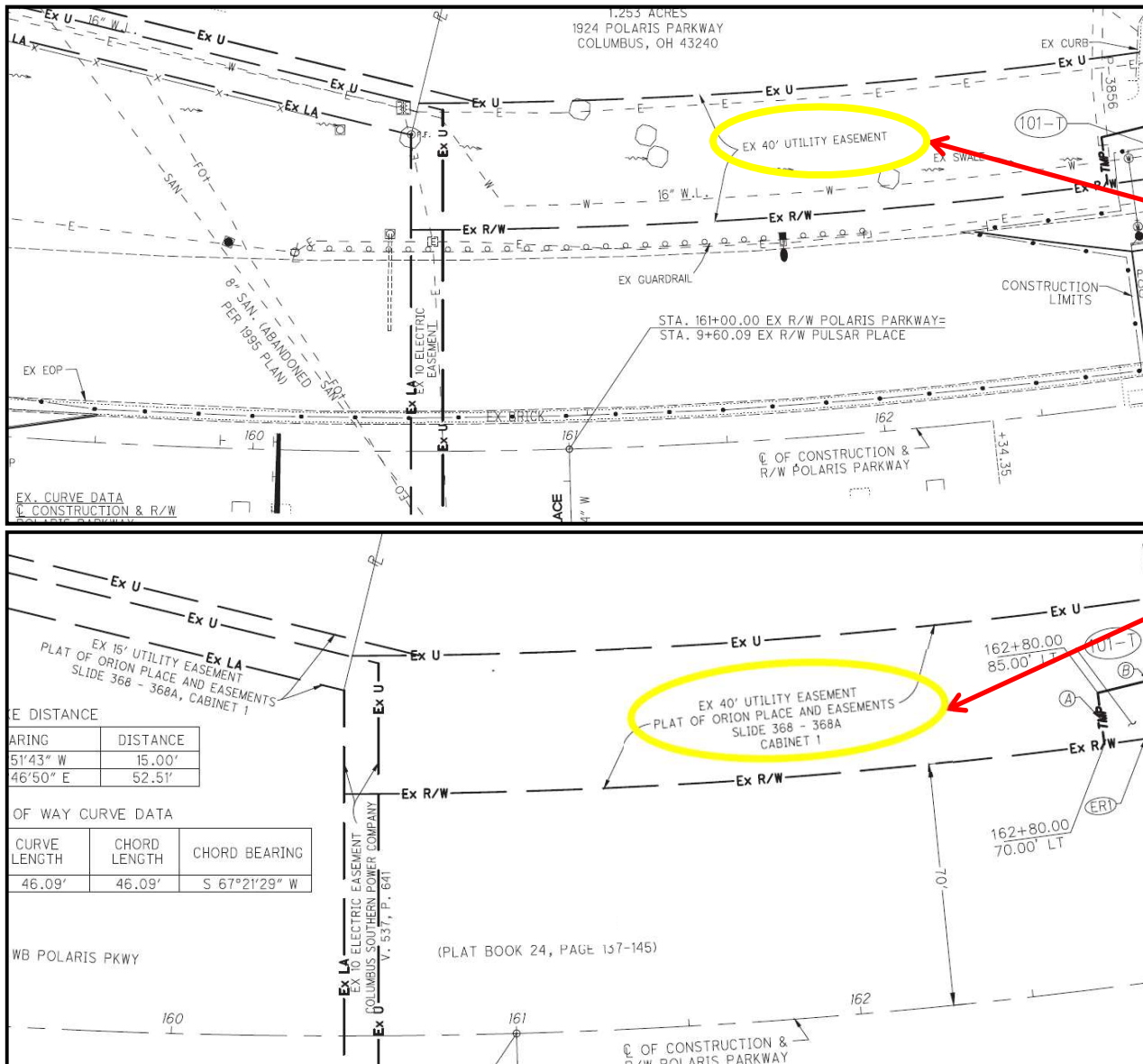
It is the responsibility of the surveyor and Right of Way Plan Designer to insure that all existing easements are shown on the plans including the type, size, owner(s), and recording data of the easement(s).

ODOT R/W PLAN MANUAL 3105.5 Utilities above and below Ground

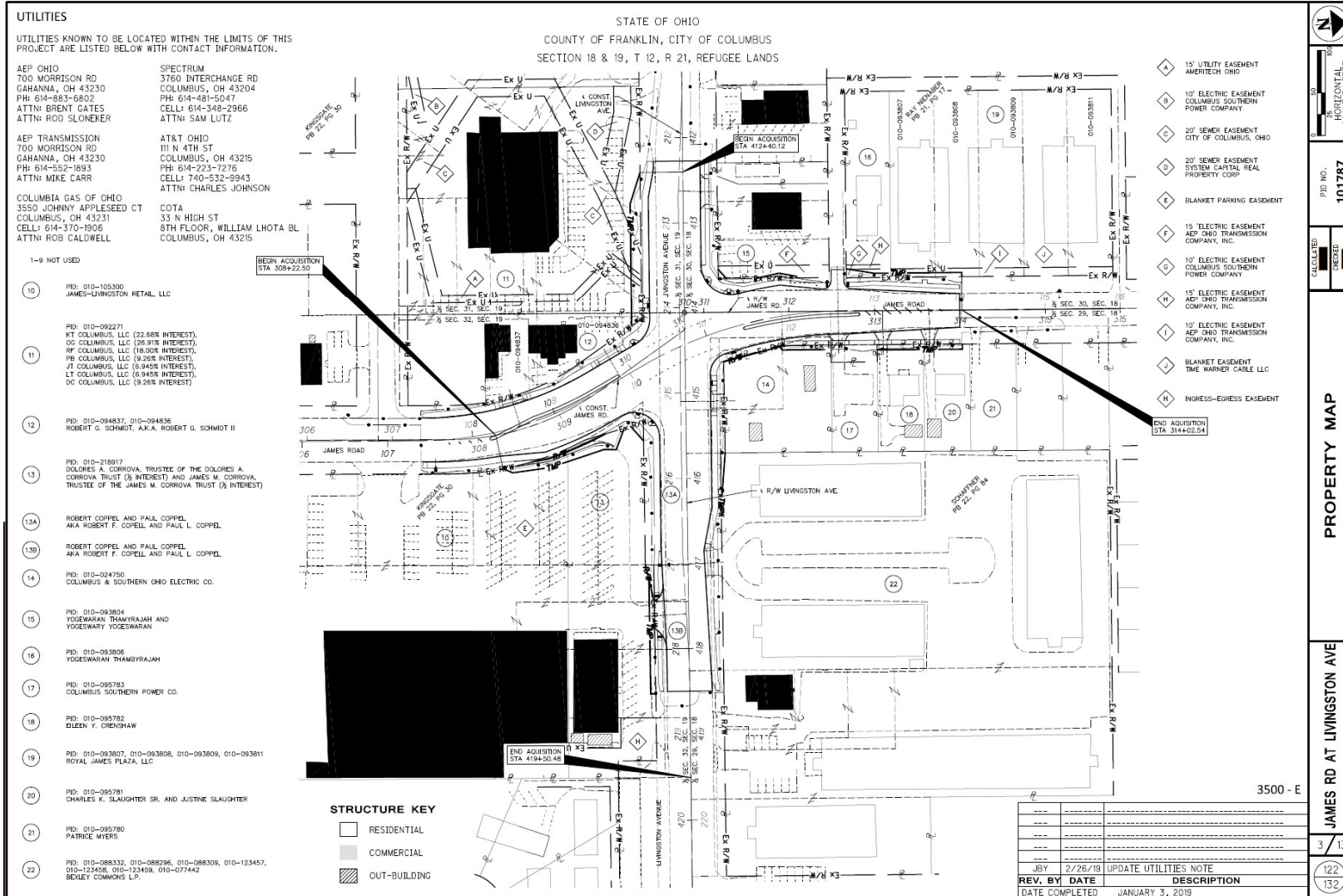
As outlined in O.R.C. 153.64, the Real Estate Policies and Procedures Manual, Section 8200 and the Survey Manual, Section 405, **all utilities above and below ground must be located accurately including individual poles and towers, pedestals, regulator stations, transformer stations, service lines, etc.**

COC GENERAL DESIGN REQUIREMENTS 2.5.3 Existing monumentation, **easements and other pertinent right-of-way features and issues shall be fully investigated and represented on the plans.**

All recorded easements shall be shown on the plans as well as all associated recording data on the boundary sheet. Examples: utility & cross-access easement



EXISTING EASEMENTS

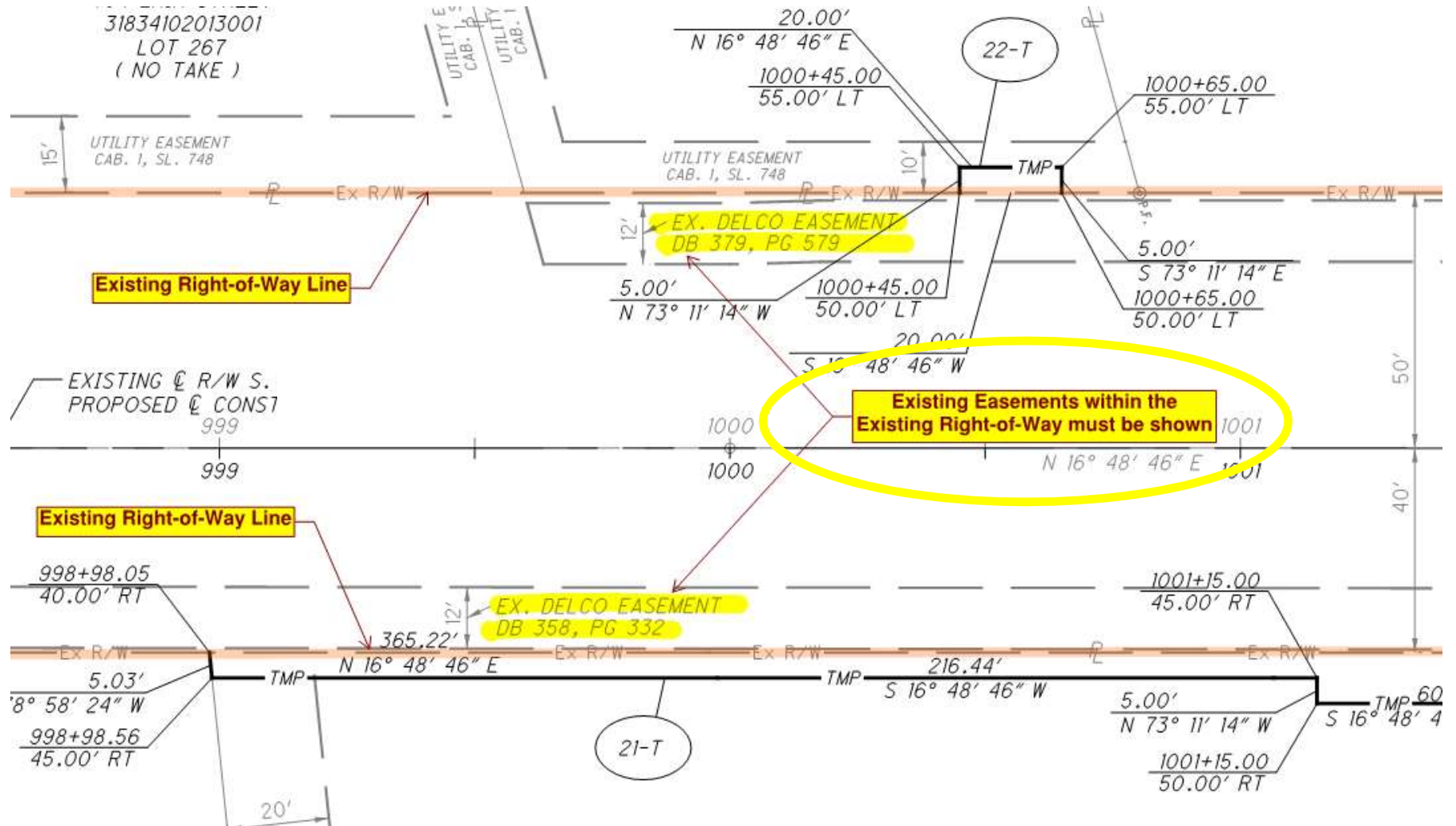


THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

Right of Way

EXISTING EASEMENTS



Types of Easements

Types of Easements:

- (T) Temporary Construction Easement: right to use property belonging to another for a limited period of time for roadway construction purposes. This right is automatically extinguished at the completion of the project and may be extinguished sooner if all parties agree.
- (SL) Slope Easement) right to construct and to maintain a slope on property owned by another until such time as the owner desires to remove or build on the slope provided the removal or use of the slope will not adversely affect the highway.
- (S) Sewer Easement right to construct and to perpetually maintain a sewer outside of the regular highway right-of-way.
- (CH) Channel Easement right to construct and perpetually maintain an open watercourse outside of the regular highway right-of-way.
- (U) Utility Easement right to construct traffic control devices or underground conduit.
- (P) Permanent Easement right to construct a sidewalk easement or ADA ramps.

Field Review Checklist

Appendix I – Field Review Checklist

The Department recognizes that the R/W Designer/Reviewer alone may not be able to answer some of the questions regarding the review tasks below. However, the R/W Designer/Reviewer shall consult with the project design engineer, project manager and/or District REA to address all questions below.

County-Route-Section: _____ PID: _____ Date of Field Review: _____
Review Performed By: _____ Phone Number of Reviewer: _____
Field review performed prior to what design review submission.
☐ Preliminary Right of Way ☐ Right of Way Tracings ☐ Other: _____

This form is intended to document the Right of Way Designer/Reviewer's required field review of the project site.

| | Item | Yes/No | Approximate Location of Deficiency/Other Comments |
|----|---|--------|---|
| | <i>Were any of the following existing above ground features omitted or misidentified in the plans?</i> | | |
| 1 | Roads (including pavement and shoulders) | | |
| 2 | Waterways (e.g., streams, rivers, lakes, ponds, creeks, ditches, wetlands, etc.) Environmental Covenants | | |
| 3 | Railroads Specific Requirements | | |
| 4 | Driveways (Commercial, Residential, Field) and drive pipes | | |
| 5 | Buildings (e.g., residential and commercial structures, Out-buildings, etc.); including steps, overhangs, porches, sunroom, decks, etc. within 100' of take area Parking Spaces & Blocks | | |
| 6 | Fences (private and limited access) and gates | | |
| 7 | Catch basins, manholes, inlets, or other drainage features | | |
| 8 | Retaining walls | | |
| 9 | Mailboxes | | |
| 10 | Sidewalks (private and/or public) | | |
| 11 | Guardrail or Cable barrier | | |
| 12 | Trees, bushes, shrubs, landscaping, planter boxes, etc. | | |
| 13 | Curbs and gutters | | |
| 14 | Non-highway signs (private) and billboards (ADC), including electrical connections | | |
| 15 | Encroachment (supports and overhangs) | | |
| 16 | Utility poles (power, telephone, cable, etc.) Applicable easements MUST be noted on plans. | | |
| 17 | Water wells | | |

OHIO DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY APPENDICES

April 2011
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REQUIRED

Field Review Checklist

Appendix I – Field Review Checklist

| | Item | Yes/No | Approximate Location of Deficiency/Other Comments |
|----|---|--------|---|
| 18 | Oil/natural gas wells. | | |
| 19 | Private poles (lighting, etc.) | | |
| 20 | Sprinkler Systems | | |
| 21 | Monuments (centerline and right of way) | | |
| | <i>Is there evidence that any of the following below ground features have been omitted or misidentified in the plans?</i> | | |
| 22 | Septic systems (leach fields, septic tanks, etc.) | | |
| 23 | Underground utilities (gas, water, power, cable, telephone, oil, etc.) Applicable easements MUST be noted on plans. | | |
| 24 | Underground storage tanks | | |
| 25 | Cisterns | | |
| 26 | Farm and field tiles | | |
| 27 | Storm sewers and culverts | | |
| 28 | Structural foundation (retaining wall, bridge, building, etc.) | | |
| 29 | <i>Are all topographic items near construction limits identified as (Take or Save)?</i> | | |
| 30 | <i>Does the type of take fit the construction work being performed?</i> | | |
| 31 | <i>Does there appear to be sufficient room for construction access, including maintenance of traffic?</i> | | |
| 32 | <i>Are land uses (e.g., residential, commercial, etc.) correctly identified?</i> | | |
| 33 | <i>Does the general site topography (i.e., location of hill/valleys, etc.) appear to be correct?</i> | | |
| 34 | <i>Does there appear to be sufficient room for utility relocation?</i> | | |
| 35 | <i>Are there any other features that might impact the right of way plans?</i> | | |

REQUIRED

RIGHT-OF-WAY PLAN CHECKLIST

A completed Right of Way Review Checklist shall be submitted with both the Preliminary Right of Way Plan review submission and the Final Right of Way Plan review submission.

The following is a list of the items addressed for each plan sheet within the Right-of-Way Plans. It provides a good, concise guide against which a set of right-of-way plans can be checked for completeness upon submission.

Project: _____ Date: _____

E Plan: _____ Design Firm: _____ Reviewed by: _____

- ☐ Stage 1 Review – Preliminary R/W
☐ Stage 2 Review – Intermediate Activity R/W Plans and R/W Descriptions
☐ Stage 3 Review – Final R/W Plans and R/W Descriptions approved by County Engineer for fee takes
- * Denotes items required for Preliminary R/W

Right of Way Legend

- | | | |
|---|--|---|
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Conventional Symbols* | <input type="checkbox"/> Survey Certification |
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Index of Sheets* | <input type="checkbox"/> Parcel Identifier Legend |
| <input type="checkbox"/> Structure Key* | <input type="checkbox"/> Project Description* | <input type="checkbox"/> Location Map |
| <input type="checkbox"/> Utility List and Note* | <input type="checkbox"/> Plans Prepared By* | |

Centerline Plat

- | | | |
|---|--|--|
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Centerline Monuments* | <input type="checkbox"/> Survey Certification* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Centerline Intersections* | <input type="checkbox"/> Basis of Bearings* |
| <input type="checkbox"/> Monument Table* | <input type="checkbox"/> Project Limits | <input type="checkbox"/> Basis of Existing C/L of R/W* |
| <input type="checkbox"/> Monument Legend* | <input type="checkbox"/> Curve Data* | <u>Additional Items</u> |
| <input type="checkbox"/> Political Subdivision Monument | <input type="checkbox"/> Dimensions* | <input type="checkbox"/> Monument Details |
| <input type="checkbox"/> Centerline* | <input type="checkbox"/> Recording Block* | <input type="checkbox"/> Limited Access Declaration |

Property Map

- | | | |
|---|--|--|
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Proposed Project* | <input type="checkbox"/> Revision Block* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Structures* | <input type="checkbox"/> Structure Key* |
| <input type="checkbox"/> Utility List and Note* | <input type="checkbox"/> Civil Boundaries* | <input type="checkbox"/> Drives* |
| <input type="checkbox"/> Ownership Name & Number* | <input type="checkbox"/> Side Roads* | <input type="checkbox"/> Utility Easements* |
| <input type="checkbox"/> Limit Flags* | <input type="checkbox"/> Adjoining Project Data* | <input type="checkbox"/> Conventional Signs* |

Summary of Additional Right-of-Way

- | | | |
|--|--|---|
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> P.R.O. in Take* | <input type="checkbox"/> Restriction of Use Note |
| <input type="checkbox"/> Parcel Numbers* | <input type="checkbox"/> Net take* | (if applicable)* |
| <input type="checkbox"/> Owner Identification* | <input type="checkbox"/> Structures* | <input type="checkbox"/> Encroachments* |
| <input type="checkbox"/> Sheet Number | <input type="checkbox"/> Net Residue | <input type="checkbox"/> Revision Block* |
| <input type="checkbox"/> Owners Record* | <input type="checkbox"/> Type Fund | <input type="checkbox"/> Total # of Tabulation |
| <input type="checkbox"/> Auditor's Parcel* | <input type="checkbox"/> Remarks & Personalty | <u>Additional Items</u> |
| <input type="checkbox"/> Record Area* | <input type="checkbox"/> As Acquired | <input type="checkbox"/> Grantee (if applicable)* |
| <input type="checkbox"/> Total P.R.O.* | <input type="checkbox"/> Temporary Parcel Duration | <input type="checkbox"/> Copies of existing deed records* |
| <input type="checkbox"/> Gross Take* | (if applicable)* | |

Detail/Topo Right-of-Way Plan Sheet @ 20 Scale

- | | |
|---|---|
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Property Lines* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Parcel Boundaries* |
| <input type="checkbox"/> Station Limits | <input type="checkbox"/> Edge of Pavement* |
| <input type="checkbox"/> Centerline Stationing* | <input type="checkbox"/> Revision Block* |
| <input type="checkbox"/> Match Lines* | <input type="checkbox"/> Connecting Roadways* |

- | | |
|---|--|
| <input type="checkbox"/> Existing Topographic Features* | <input type="checkbox"/> Address* |
| <input type="checkbox"/> Utilities* | <input type="checkbox"/> Existing and Proposed Right-of-Way* |
| <input type="checkbox"/> Waterways and Railroads* | <input type="checkbox"/> Structure Key* |
| <input type="checkbox"/> Parcel Balloons* | <input type="checkbox"/> Plan Items* |
| <input type="checkbox"/> Land Use* | <input type="checkbox"/> R/W Fence (if applicable)* |
| <input type="checkbox"/> Personality* | <input type="checkbox"/> Construction Limits* |
| <input type="checkbox"/> Civil Boundaries & Monuments* | <input type="checkbox"/> Encroachments and Disposition* |

Boundary Right-of-Way Plan Sheet @ 20 Scale

- | | |
|--|---|
| <input type="checkbox"/> Sheet Heading* | <input type="checkbox"/> Property Lines* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Parcel Boundaries* |
| <input type="checkbox"/> Station Limits | <input type="checkbox"/> Alignment Data* |
| <input type="checkbox"/> Centerline Stationing* | <input type="checkbox"/> R/W Curve Data |
| <input type="checkbox"/> Match Lines* | <input type="checkbox"/> Line Distances and Bearings |
| <input type="checkbox"/> Revision Block* | <input type="checkbox"/> Existing and Proposed Right-of-Way* |
| <input type="checkbox"/> Connecting Roadways* | <input type="checkbox"/> Monument Legend* |
| <input type="checkbox"/> Waterways and Railroads* | <input type="checkbox"/> Basis of Existing Centerline of R/W and R/W Width* |
| <input type="checkbox"/> Stations and Offsets* | <input type="checkbox"/> Lead in Course (s)* |
| <input type="checkbox"/> Parcel Balloons* | <input type="checkbox"/> Monument Legend* |
| <input type="checkbox"/> Civil Boundaries & Monuments* | |

Railroad Plat and Plans

- | | | |
|---|--|--|
| <input type="checkbox"/> Sheet Heading/Local Orientation* | <input type="checkbox"/> Highway Centerline* | <input type="checkbox"/> Proposed Features* |
| <input type="checkbox"/> Title Block* | <input type="checkbox"/> Relationship of Stationing* | <input type="checkbox"/> Owner Identification* |
| <input type="checkbox"/> R.R. Centerline Data* | <input type="checkbox"/> Property Line Reference* | <input type="checkbox"/> Intersection Data* |
| <input type="checkbox"/> Other Track Data* | <input type="checkbox"/> Call Points* | <input type="checkbox"/> Special Details |
| <input type="checkbox"/> Valuation Survey Stationing* | <input type="checkbox"/> Construction Limits* | <input type="checkbox"/> Valuation Reference* |
| <input type="checkbox"/> Property Lines* | | |

REQUIRED

Right-of-Way Plan Checklist

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

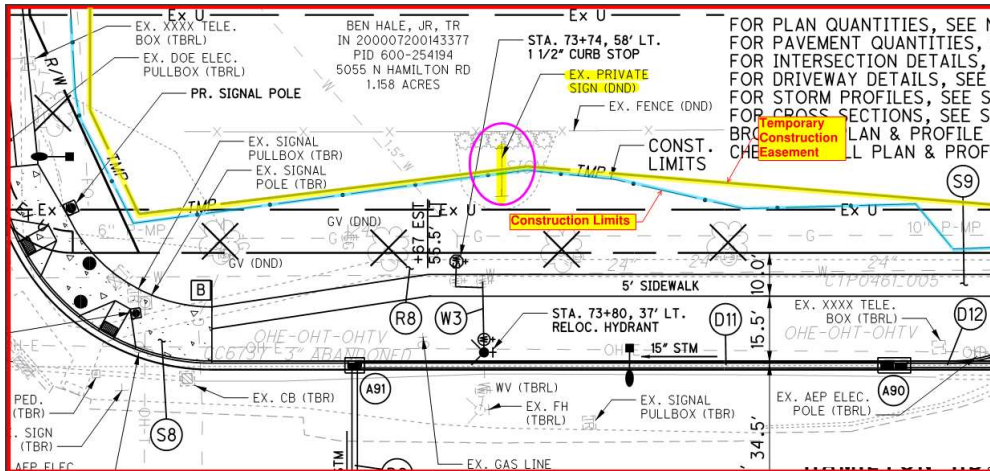
DEPARTMENT OF
PUBLIC SERVICE

Right of Way

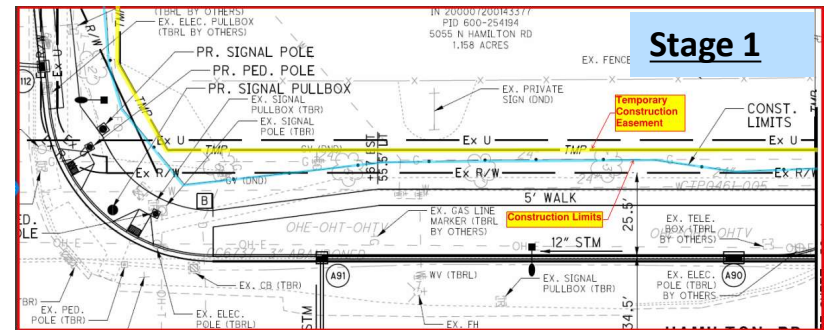
GENERAL DESIGN REQUIREMENTS—CAPITAL IMPROVEMENT PROJECTS (CIP)

Section 9 - Submittal Requirements

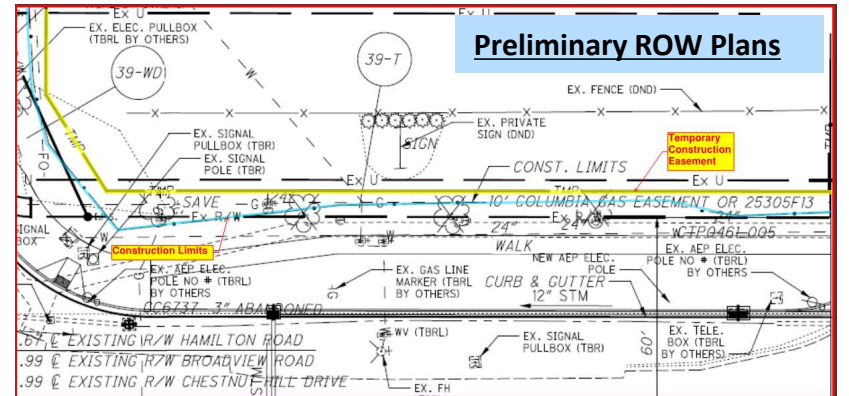
- **Memorandum of changes required typically after stage 1 review (We do not BACK-CHECK outside of the previous comments – Examples: changes to takes sizes, additional and/or deleted takes, dispositions, etc.)**



Stage 2



Stage 1



Preliminary ROW Plans

GENERAL DESIGN REQUIREMENTS—CAPITAL IMPROVEMENT PROJECTS (CIP)

Section 9 - Submittal Requirements

- **Disposition of Comments** (This disposition shall be provided on the Excel spreadsheet file provided with the master markup review set.)

[illegible]

BACK CHECKING IS REQUIRED

Per DPS-CIP-Checklist #8 All boundary lines shall be shown and labeled including property lines, centerline monuments, existing and proposed right-of-way (R/W), easements (temporary & permanent), construction limits and governmental jurisdictional boundaries. Property Owner, address and Parcel ID shall be labeled on each parcel.

If Right-of-Way plans are part of the Scope of Services to be provided by the Consultant, verify that lines and labels are consistent between Plan & Profile sheets and Right-of-Way plan sheets. All encroachments, along with their disposition, are to be specifically identified and shown on the Plan & Profile.

ODOT R/W PLAN MANUAL 3105.4 Encroachments

Encroachments consist of those objects which are located within public right of way and are NOT permitted to be there. All encroachments shall be shown and described on both the construction and right of way plans.

These objects may consist of, but are not limited to, permanent structures, portable structures, porches, awnings, ground mounted signs, signs that overhang from a structure, portable signs, parking spaces, vehicles, equipment, fence, post, landscaping, sprinkler heads, etc. **Identifying these objects is dependent entirely on the accurate location of highway rights of way.** Identify these objects as early as possible in the project development process. Refer to the **Real Estate Policies and Procedures Manual, Section 5312**, for additional information regarding encroachments.

| PARCEL NO. | OWNER | CONSTRUCTION PLAN SHEET NO. | R/W PLAN SHEET NO. | OWNERS RECORD | | AUDITOR'S PARCEL | ADDRESS | REMARKS | FEDERAL PROJECT NO. E130 (728) |
|------------|---|--------------------------------|-----------------------|---------------|----------|--------------------|---|--|---|
| | | | | BOOK | PAGE | | | | |
| 2 | NP STEAK 'N' SHAKE LLC AN OHIO LIMITED LIABILITY COMPANY | 390, 391 | 17,18 | O.R. 526 | 1341 | 318-443-02-008-000 | 1881 POLARIS PKWY., COLUMBUS, OH 43240 | 1 YARD LIGHT, 12' ROCK LANDSCAPE WALL, 157 SF LANDSCAPING | PID NO. 95549 |
| 4 | I-71 & POLARIS PARKWAY DUCHESS, LLC AN OHIO LIMITED LIABILITY COMPANY | 394, 395, 416, 417 | 21,22,43,44 | O.R. 1398 | 156 | 318-443-02-007-000 | 1925 POLARIS PKWY., COLUMBUS, OH 43240 | 1 MONUMENT SIGN, 1 FLAGPOLE, 1 SPRINKLER HEAD, 21 SHRUBS 51' STONE LANDSCAPE WALL, 2 ICVS, 13 FLAGSTONES, 1 BOULDER 1 LIGHT POLE, 256 SF LANDSCAPING | |
| 5 | N.P. LIMITED PARTNERSHIP AN OHIO LIMITED PARTNERSHIP | 394, 395 | 21,22 | D.V. 604 | 59 | 318-443-02-008-000 | 1955 POLARIS PKWY., COLUMBUS, OH 43240 | 2 LIGHT POLES, 1' STONE LANDSCAPE WALL | STATE JOB NO. 467324 |
| 6 | POLARIS 2004, LLC AN OHIO LIMITED LIABILITY COMPANY | 394, 395, 398, 399 | 21,22,25,26 | O.R. 551 | 1672 | 318-443-02-003-000 | 2001 POLARIS PKWY., COLUMBUS, OH 43240 | 2 6"x6" POSTS, 3 TREES, 1 MON. SIGN: 1' | |
| 13 | NP SKYLINE, LLC AN OHIO LIMITED LIABILITY COMPANY | 394, 395, 416, 417 | 21,22,43,44 | O.R. 526 | 1337 | 318-443-02-022-000 | 8550 ORION PL., COLUMBUS, OH 43240 | 2 SPRINKLER HEADS | R/W RECORDS OWN N/A N/A |
| 14 | MCDONALD'S CORPORATION A DELAWARE CORPORATION | 416, 417 | 43,44 | D.V. 627 | 327 | 318-443-02-008-000 | 8555 ORION PL., COLUMBUS, OH 43240 | 1 SPRINKLER HEAD, 3 TREES | |
| 15 | PRO INVESTMENTS LLC AN OHIO LIMITED LIABILITY COMPANY | 416, 417 | 43,44 | O.R. 388 | 1470 | 318-443-02-008-007 | 8500 PULSAR PL., COLUMBUS, OH 43240 | 1 TREE | SUMMARY OF RIGHT-OF-WAY ENCROACHMENTS |
| 16 | POLARIS BFS LLC A LIMITED LIABILITY COMPANY | 416-419 | 43-46 | O.R. 819 | 2732 | 318-443-02-024-000 | 8510 ORION PL., COLUMBUS, OH 43240 | 1 MONUMENT SIGN, 2 SPRINKLER HEADS, 5 TREES, 32' HEDGEROW, 143 SF LANDSCAPING | |
| 18 | DONALD R. KENNEY, TRUSTEE | 418, 419 | 45,46 | O.R. 26 | 357 | 318-443-01-032-000 | WORTHINGTON RD., COLUMBUS, OH 43240 | 2 TREES | ARTERIAL STREET REHABILITATION POLARIS PARKWAY |
| 19 | OFFICE POINTE LLC AN OHIO LIMITED LIABILITY COMPANY | 418-421, 424, 425 | 45-48,51,52 | O.R. 583 | PG. 2251 | 318-443-01-008-002 | 470 OLDE WORTHINGTON RD., WESTERVILLE, OH 43082 | 1 TREE | |
| 100 | KENNEY AIRPORT HOTEL CORPORATION, AN OHIO CORPORATION (41.30%) KENNEY AIRPORT HOTEL II CORPORATION, AN OHIO CORPORATION (58.70%) | 414, 415 | 41,42 | O.R. 645 | 1422 | 318-443-02-020-000 | 1900 POLARIS PKWY., COLUMBUS, OH 43240 | 1 ROCK, 1 SPRINKLER HEAD, ROCK | REV. BY: DATE DESCRIPTION FIELD REVIEW BY: NJS DATE: 11/04/2016 OWNERSHIP VERIFIED BY: NAU DATE: 11/04/2016 DATE COMPLETED: 11/04/2016 |
| 102 | OHIO FARMERS INSURANCE COMPANY | 396, 397, 400, 401 414, 415 | 23,24,27,28, 41,42 | D.V. 572 | 2330 | 318-443-02-002-000 | 2000 POLARIS PKWY., COLUMBUS, OH 43240 | 2 SPRINKLER HEADS, 5 TREES, 6 SHRUBS, WOOD POST, PULL BOX | |
| 103 | BADRIVISHAL, LLC AN OHIO LIMITED LIABILITY COMPANY | 400, 401, 404, 405 | 27,28,31,32 | O.R. 736 | 110 | 318-443-02-002-000 | 2040 POLARIS PKWY., COLUMBUS, OH 43240 | 2 SIGNS | 3221-E |

Columbus City Code 902.02

(a) No person, regardless of intent, shall place, deposit, maintain, or use, or cause or permit to be placed, deposited, maintained, or used upon any street, alley, sidewalk, bikeway as defined in Section 900.03, highway, or right-of-way any materials, containers, vending equipment, structures, appliances, furniture, merchandise, bench, stand, sign, or advertising of any kind, or any other similar device or obstruction except as authorized by the director public service and/or their designee, as required by [Chapter 903](#) of the Columbus City Code.

(1) Any person, regardless of intent, who places, deposits, maintains, or uses, or causes or permits to be placed, deposited, maintained, or used upon any street, alley, sidewalk, bikeway, highway, or right-of-way any obstructions as defined in Section 902.02(a), except as authorized by the director public service and/or their designee as required by [Chapter 903](#) of the Columbus City Code, shall remove such obstructions.

(2) In addition to any civil and/or criminal penalties set forth in this chapter, upon failure of any person to remove such obstructions as defined in Section 902.02(a), then the removal service may be rendered by the appropriate city agency and the person billed at the current hourly rates of the agency's equipment and personnel.

(3) Failure to pay such bill within ten (10) days shall be grounds for revocation of any and all city permits, licenses, performance bonds, and letters of credit issued to or posted by such person and for refusal to issue any new permits or licenses for so long as the bill remains unpaid.

(b) No person shall knowingly erect, or cause to be erected or permit to remain standing:

(1) Any porch, portico, veranda, stairs, steps, cellar doors, area, or other projection, extending over or upon the sidewalk, or shared-use path as defined in Section 900.03 of any street, alley, or public highway in the city, provided that, the city council may grant the right to construct areaways under sidewalks or shared-use paths upon the condition that they are constructed to the approval of the chief building inspector;

(2) Any house, building, wall, fence, post, pole, rocks, blocks, timbers, curbs, landscaping materials, or other structure in such a manner that any part thereof shall stand or project beyond the line of any lot or parcel of ground into any street, alley, sidewalk, bikeway, highway, or right-of-way. Mailbox supports, street trees as defined in [Chapter 912](#) of the Columbus City Codes and utility poles are not regulated by this section.

(a) No person being the owner of any lot abutting on a street or avenue of the city which is enclosed by a fence shall have the gate at the entrance of such lot from the street or avenue so constructed as to be allowed to swing outward over the street or avenue or the sidewalks or shared-use path unless such gates shall be so constructed and supplied with springs, chain, and weight or other appliances as to automatically close such gates and keep them closed when not in use.

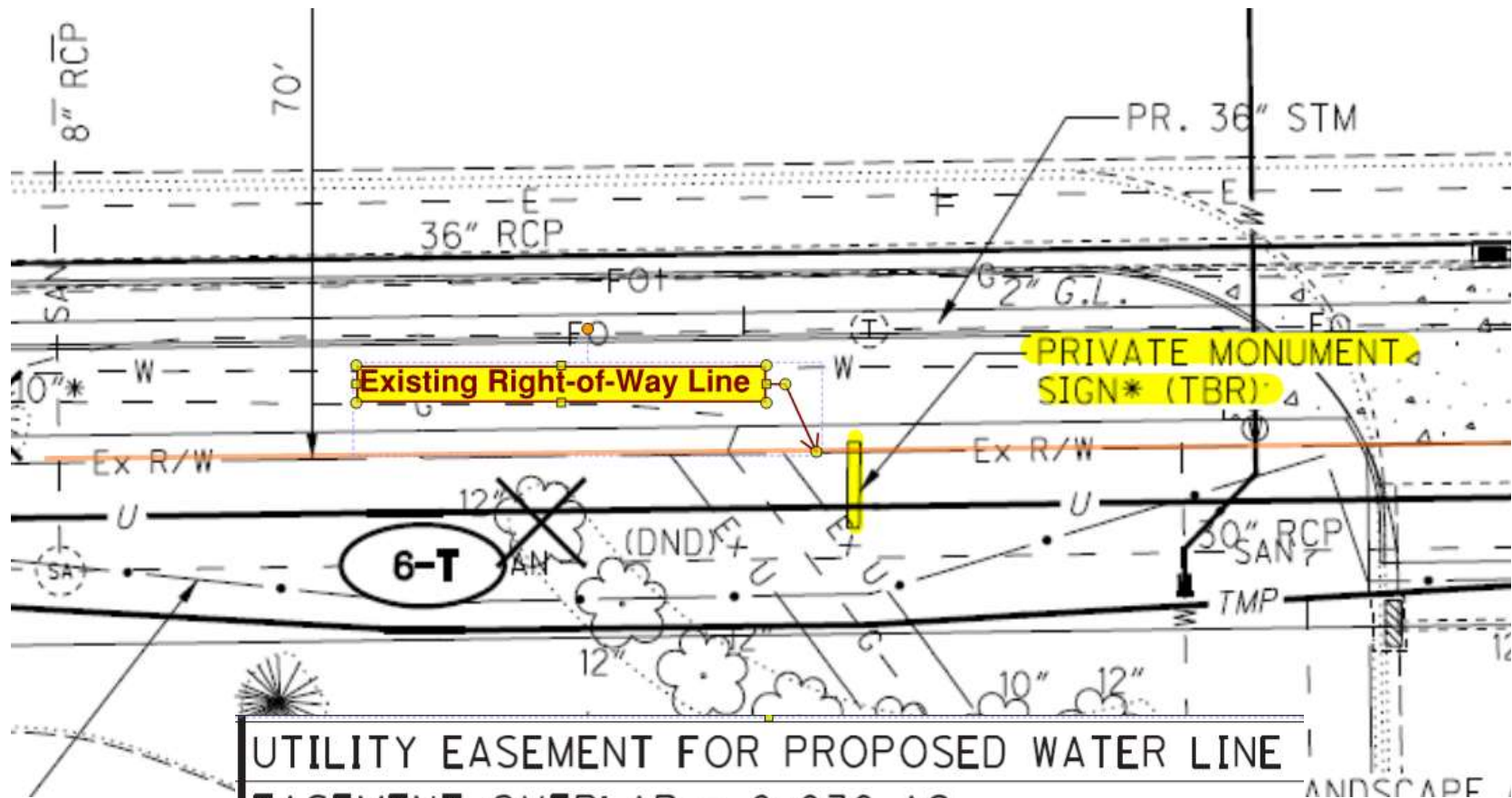
(b) No person shall play at a game of ball upon any street or street park in the city.

Encroachment



COC – General Design Requirements

- 3.6. Right-of-way encroachments determined to exist within the project limits shall be clearly identified and delineated as to their location, character and form, and disposition, upon the project's detailed right-of-way plan sheets and right-of-way summary. The City will send letters to the affected Property Owners notifying them to remove all encroachments prior to the start of construction.



UTILITY EASEMENT FOR PROPOSED WATER LINE
EASEMENT OVERLAP = 0.038 AC.

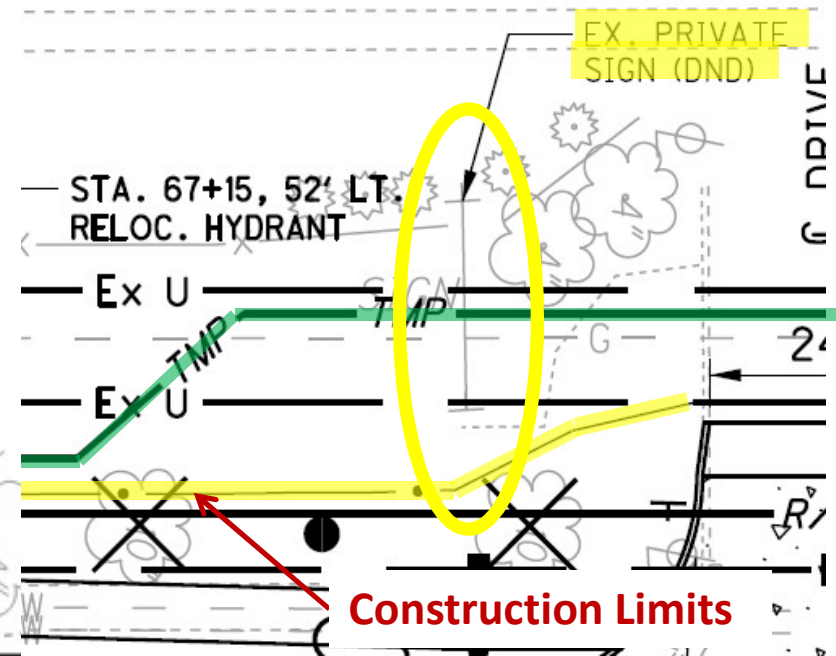
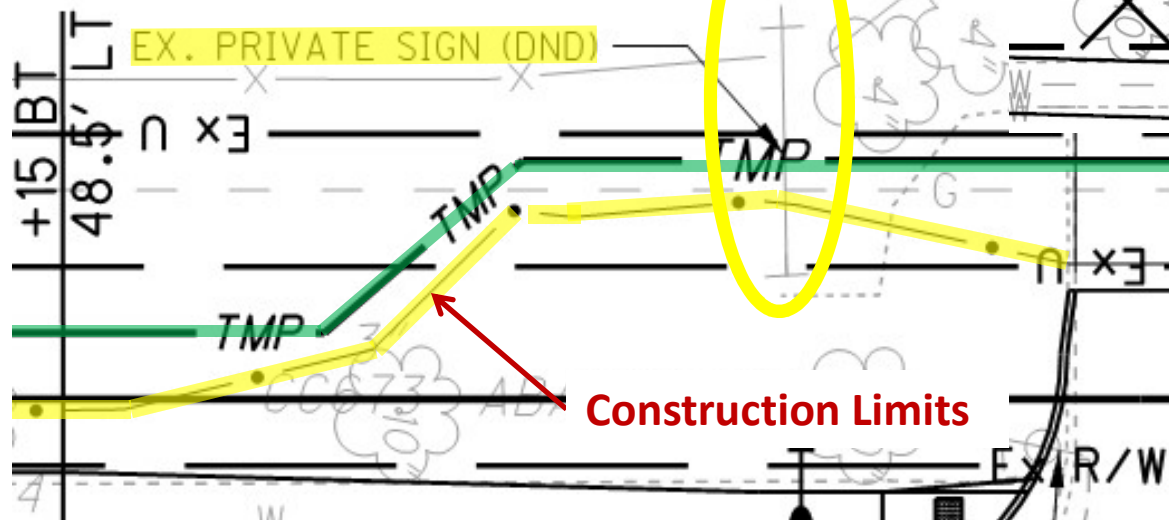
COMPLETE GRADING AND DRIVEWAY WORK

1 MON. SIGN: 8' (1' *), 2 TREES

EASEMENT OVERLAP = 0.140 AC.

The before view would have required the sign to be changed from (DND) to (TBR), construction limits moved to encompass the whole sign and the Temporary construction Easement expanded

Before



After

The After view the construction limits were moved to avoid the sign and it allowed the sign to remain (DND)

Environmental Covenants



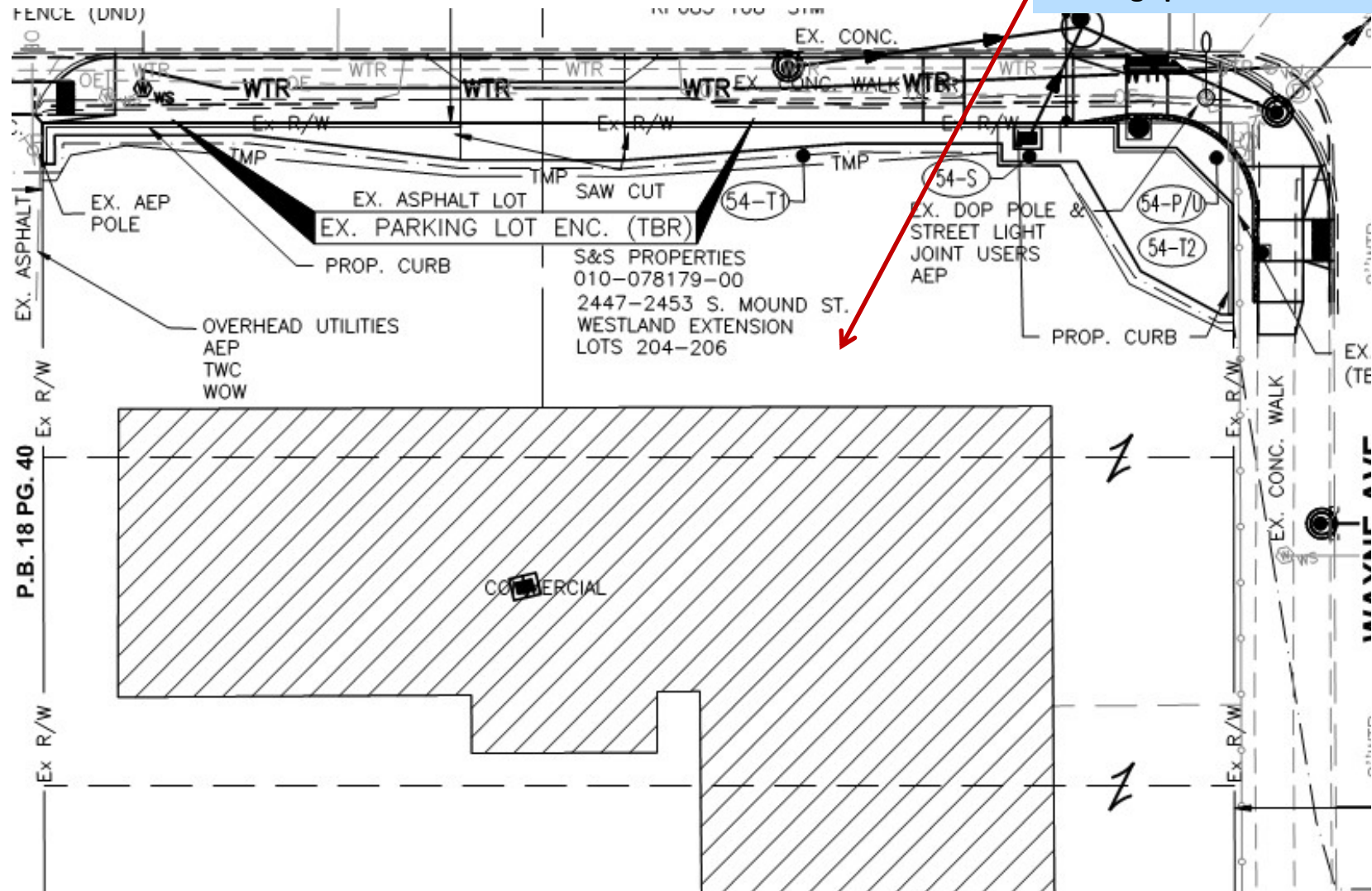
When wetlands are impacted by construction of a CIP project. Research is required to look for recorded environmental covenants.

This stream was relocated several years ago for the construction of the commercial site. A conservation easement was established for the relocated stream.

In a typical environmental covenant will state the construction of roads is prohibited

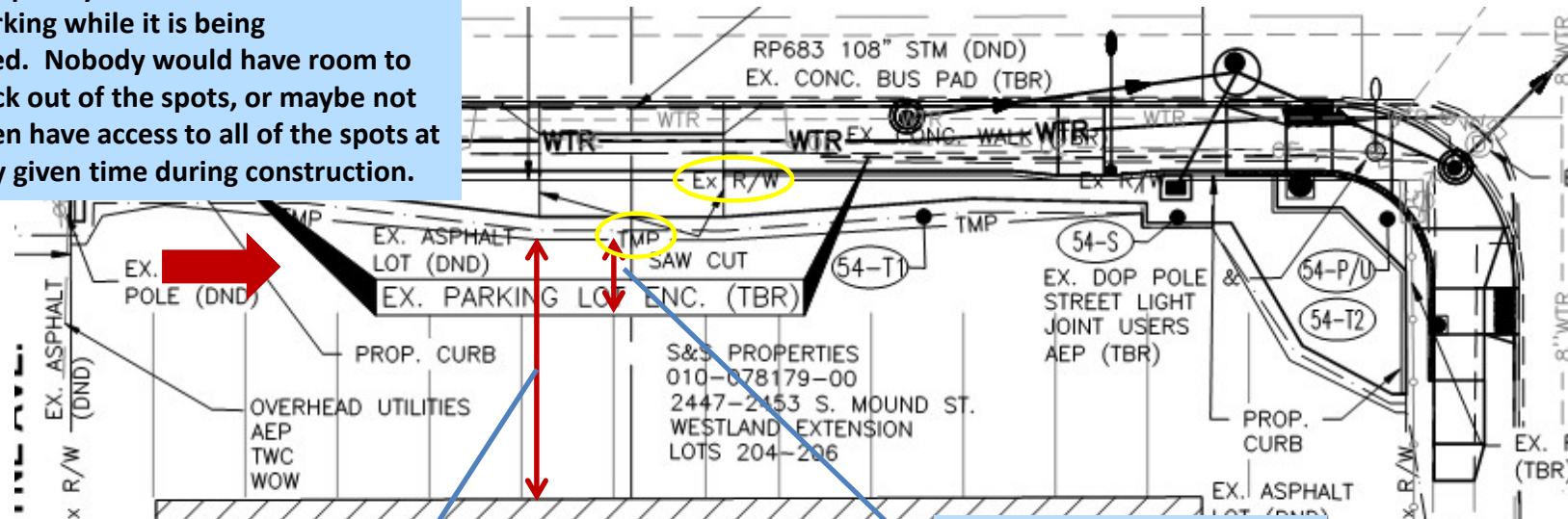
Parking Space & Block

Parking spaces not shown



Appraiser was concerned that the temporary easement eliminates parking while it is being used. Nobody would have room to back out of the spots, or maybe not even have access to all of the spots at any given time during construction.

Parking Space & Block



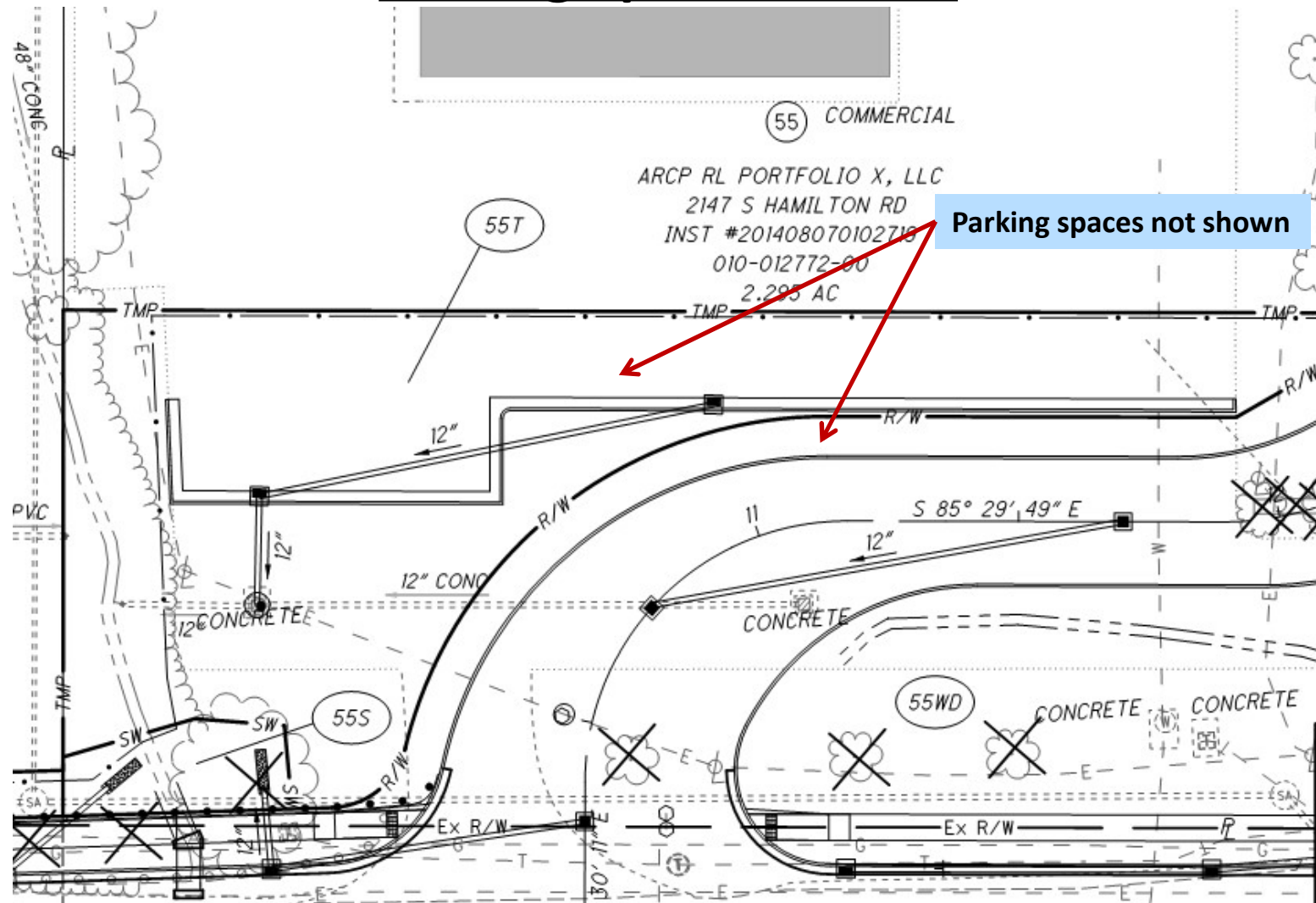
28' from the TMP to the building

8' from the TMP to the parking spaces

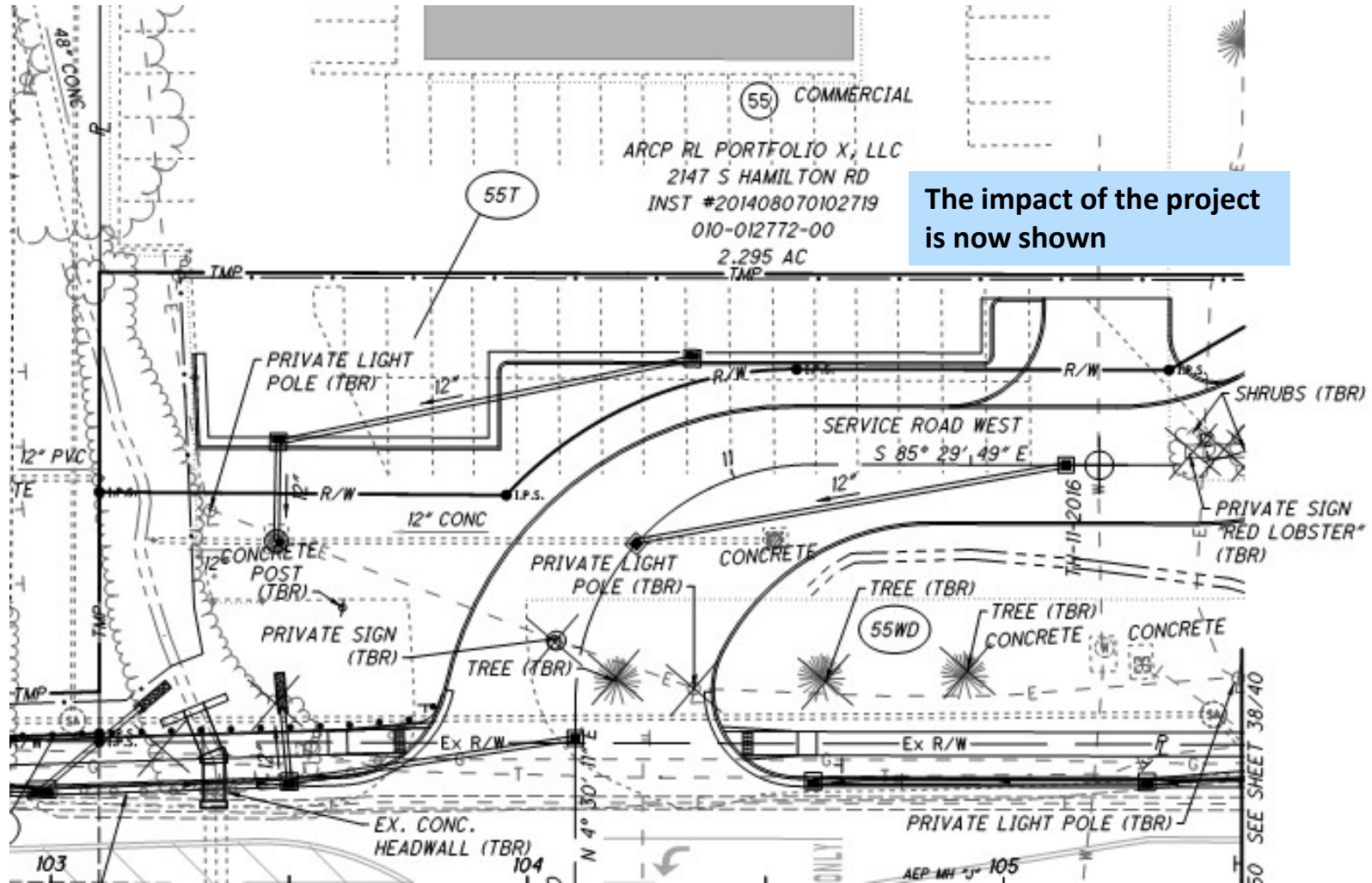


Appraiser was concerned how this take affects the parking. This could possibly make it difficult to maneuver a vehicle to these spots. It also could affect the first spot along the front of the building, making it difficult or impossible to back out of this spot.

Parking Space & Block



Parking Space & Block



The impact of the project is now shown

SUMMARY AND CONCLUSION



R/W PLAN FORMAT

- Use sample sheets for examples: Title Blocks, Line-Types, Symbols, Abbreviations, Key, Etc.
- Information is available online.
- Final Right-of-Way Folder to be maintained by consultant (Plans, legal descriptions, etc.)

RESEARCH & INVESTIGATE

- Existing R/W, Property Records, **Existing utility easements shall be shown and labeled.** Etc..

ENCROACHMENTS

- Identify  Label  Track on the Summary of R/W Encroachments and on Summary of additional Right-of-way in remarks column

CONSISTENCY BETWEEN CONSTRUCTION & R/W PLANS

- Taking the time to back check plans before submitting

DISPOSITION OF COMMENTS

- Dispose/address the proposed solution to all plan review comments.
- Now using Excel Spreadsheet with Bluebeam Submittals

SUBMITTAL LABELING

- Date and indicate plan type submission on all R/W submittals

COMMUNICATION

- Avoid R/W Takes
- Ask Questions
- Pre-development meeting is available

City of Columbus

Plat Standards

Department of Public Service
Division of Design and Construction
May 20, 2019

PLAT STANDARDS

- Updates to the City of Columbus Plat standards
- **THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37**
- **STANDARDS FOR BOUNDARY STANDARDS**
- Changes were made to 4733-37 by PLSO this year and the changes have been sent to the state board for their approval.
- Franklin County conveyance standards were adopted.

- **Required Items on all other Sheets**

- **Acreage:** The acreage for each lot, reserve, etc. must be identified on the parcel or within a table on the final plat. Add to page 2
- **Site Stats, Add to page 2**
- Acreage, # lots) (density, zoning designation and zoning case file number).
- The name of each owner or subdivision abutting the boundary of the proposed subdivision;
- All adjacent streets and alleys with their widths and names;

- Additionally the City of Columbus also recognizes the following standards.
- **The minimum text size for all drawings to 10% of the drawing scale in model space and 0.10 in paper space.**
- **All property lines, right-of-way lines, easement lines to be labeled.**
- As-built coordinates of all monumentation set at the end of a project to be sent to _____TBD_____S.
- The letter containing the as-built information should include; Grid or Ground coordinates
- Scale Factor
- **The letter containing the as-built information must be delivered within 14 days upon setting all of the monumentation. The letter must be signed and stamped by the surveyor of record. A .txt file of all of the monumentation sent will also be included.**

- Permanent markers shall be set at intersections of public street centerlines as indicated hereon, as well as all PC's, and PT's.
- Permanent markers are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and are to be set under the supervision of a licensed surveyor after the construction of the street pavement. Pins shall be set with top end one-fourth inch below the surface of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. **At a minimum, an 8" mag spike can be set at all centerline intersections, PC's and PT's.** All required monumentation for the subdivision still to meet State of Ohio minimum requirements.
- The platting company is required to notify the City of Columbus, Department of Public Service, Division of Design and Construction, Construction Section-Survey Group. Letters can be sent to 1800 East 17th Avenue, Columbus, Ohio 43219, or you can send an email to TBD, when the centerline permanent markers, and the property corners required to be set, are set and the company is required to provide notes showing the pin locations.

GENERAL DESIGN REQUIREMENTS—CAPITAL IMPROVEMENT PROJECTS (CIP)

2.3. Horizontal Control



2.3.1. The Horizontal Datum should be based on the National Spatial Reference System (NSRS) 2007 and further reference made to the Ohio State Plane Coordinate System, South Zone.

2.7. Proposed Centerline Monuments

2.7.1. The project's plans shall specify the placement of a 1-inch steel rod, 30 inches in length, at the centerline intersection of all public roadways within the project limits as

well as all centerline points of tangency (P.T.), curvature (P.C.), etc. Notes specifying the following shall be included within your plans.



2.7.2. When applicable, a note in the project plans shall direct the Contractor that: Following the placement of final roadway pavement the Contractor shall advise the City of Columbus project inspection personnel to contact the Consultant's Registered Surveyor to arrange for the location of all permanent centerline right-of-way monumentation to be staked in the field for placement by the Contractor. Immediately following these locations being marked in the field, the Contractor shall utilize a drill, or other methodology approved by the City, to create a 1-inch diameter hole through the pavement to a depth of 30 inches. Within this hole a 1-inch diameter steel rod, 30 inches in length, shall be driven $\frac{1}{4}$ inch below final pavement grade. The Contractor shall fill any voids between this steel rod and the surrounding pavement to the City's satisfaction.

Standard R/W line-types

| | EXISTING CONDITIONS LINETYPES | PROPOSED LAYOUT LINETYPES |
|--------------------------------|-------------------------------|---------------------------|
| CENTERLINE SURVEY/CONSTRUCTION | _____ | _____ |
| EDGE OF PAVEMENT | _____ | _____ |
| CURB | ===== | ===== |
| SIDEWALK/DRIVEWAY/SUP | _____ | _____ |
| FENCE | —X—X—X— | —X—X—X— |
| GUARDRAIL | —o—o—o—o—o—o— | —●—●—●—●—●—●— |
| RIGHT OF WAY | ————— Ex. R/W ————— | ————— R/W ————— |
| UTILITY EASEMENT | —————EX U————— | ————— U ————— |
| PERMANENT EASEMENT | —————EX P————— | ————— P ————— |
| CHANNEL EASEMENT | —————EX CH————— | ————— CH ————— |
| HIGHWAY EASEMENT | —————EX SH————— | ————— SH ————— |
| L/A HIGHWAY EASEMENT | —————EX L/A————— | ————— L/A ————— |
| SEWER EASEMENT | —————EX S————— | ————— S ————— |
| PROPERTY LINE/LOT LINE | ————— PL ————— | |
| CORP LINE | //////////////////// | |
| TEMP CONSTRUCTION EASEMENT | | ————— TMP ————— |
| CONSTRUCTION LIMITS | | _____ |

Right-of-Way Sample Plans

- [RW Legend Sheet](#)
- [RW Centerline Plat](#)
- [RW Property Map](#)
- [Summary of RW Encroachments](#)
- [RW Summary](#)
- [RW Topography](#)
- [RW Boundary](#)
- [One Page R/W Plan](#) (Format must be approved prior to use)
- [Plan & Profile](#) (Format must be approved prior to use)

Right of Way

| | | | | | | | | | | | | | | | | |
|--|---|---|-------------|--------------------|------------|-----------------|--------------|--|-----|---------------------------|------|------------------------------|----|-------------------------------------|-------|--|
| <p>LOCATION MAP</p> <p>LATITUDE: 40°08'40" N LONGITUDE: 82°57'50" W</p> <p>SCALE IN MILES</p> <p>PORTION TO BE IMPROVED: _____</p> <p>FINAL TRACINGS RIGHT-OF-WAY DATE OF SUBMITTAL: JANUARY 3, 2019</p> | <p>RIGHT OF WAY LEGEND SHEET ARTERIAL STREET REHABILITATION — POLARIS PARKWAY</p> <p>DELAWARE COUNTY ORANGE TOWNSHIP CITY OF COLUMBUS CITY OF WESTERVILLE UNITED STATES MILITARY DISTRICT QUARTER TWP. 4, T. 3 N., R. 18 W. FARM LOT 17, 18, 19 & 20</p> | <p>PROJECT DESCRIPTION</p> <p>PROJECT CONSISTS OF THE WIDENING OF 0.57 MILE OF POLARIS PARKWAY FROM I.R. 71 TO OLDE WORTHINGTON ROAD TO PROVIDE A THIRD THROUGH LANE IN BOTH DIRECTIONS. THE PROJECT ALSO INCLUDES THE FULL DEPTH REPLACEMENT OF 0.39 MILE OF WORTHINGTON ROAD/ORION PLACE, INCLUDING THE CONSTRUCTION OF A TWO-LANE ROUNDABOUT AT THE INTERSECTION OF OLDE WORTHINGTON ROAD. NUMEROUS OTHER IMPROVEMENTS INCLUDING TRAFFIC SIGNAL REPLACEMENT, SIDEWALK AND SHARED-USED PATHS, RETAINING WALL CONSTRUCTION, LANDSCAPING AND STREET LIGHTING ARE PART OF THIS PROJECT.</p> <p>PROJECT CONTROL</p> <p>OHIO STATE PLANE GRID, NORTH ZONE PROJECT ADJUSTMENT FACTOR 0.999996845</p> <p>Stage 1 Review, 10/1/2018</p> <p>PLANS PREPARED BY:</p> <p>FIRM NAME: _____</p> <p>R/W DESIGNER: _____</p> <p>R/W REVIEWER: _____</p> <p>FIELD REVIEWER: _____</p> <p>PRELIMINARY FIELD REVIEW DATE: _____</p> <p>TRACINGS FIELD REVIEW DATE: _____</p> | | | | | | | | | | | | | | |
| <p>UTILITY OWNERS</p> <p>SEE SHEET 2 FOR UTILITY OWNER LIST</p> | <p>INDEX OF SHEETS:</p> <table><tr><td>LEGEND SHEET</td><td>1</td></tr><tr><td>UTILITY OWNER LIST</td><td>2</td></tr><tr><td>CENTERLINE PLAT</td><td>3-5</td></tr><tr><td>PROPERTY MAP</td><td>6-7</td></tr><tr><td>SUMMARY OF ADDITIONAL R/W</td><td>8-11</td></tr><tr><td>SUMMARY OF R/W ENCROACHMENTS</td><td>12</td></tr><tr><td>R/W TOPOGRAPHIC AND BOUNDARY SHEETS</td><td>13-54</td></tr></table> | LEGEND SHEET | 1 | UTILITY OWNER LIST | 2 | CENTERLINE PLAT | 3-5 | PROPERTY MAP | 6-7 | SUMMARY OF ADDITIONAL R/W | 8-11 | SUMMARY OF R/W ENCROACHMENTS | 12 | R/W TOPOGRAPHIC AND BOUNDARY SHEETS | 13-54 | <p>Per CIP General Design Requirements - Section 9 - Submittal Requirements - Title Sheet of each submittal shall include the submittal name and date</p> |
| LEGEND SHEET | 1 | | | | | | | | | | | | | | | |
| UTILITY OWNER LIST | 2 | | | | | | | | | | | | | | | |
| CENTERLINE PLAT | 3-5 | | | | | | | | | | | | | | | |
| PROPERTY MAP | 6-7 | | | | | | | | | | | | | | | |
| SUMMARY OF ADDITIONAL R/W | 8-11 | | | | | | | | | | | | | | | |
| SUMMARY OF R/W ENCROACHMENTS | 12 | | | | | | | | | | | | | | | |
| R/W TOPOGRAPHIC AND BOUNDARY SHEETS | 13-54 | | | | | | | | | | | | | | | |
| <p>I, _____, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF COLUMBUS, DEPARTMENT OF PUBLIC SERVICE IN JUNE, 2015. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.</p> <p>AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROAD OCCUPIED (PRO), NET TAKE AND NET RESIDUE, AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS NORTH OF POLARIS PARKWAY AS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET THE RIGHT OF WAY MONUMENTS AT THE PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS, POINTS ALONG THE RIGHT OF WAY AND/OR ANGLE POINTS ON THE RIGHT OF WAY, SECTION CORNERS AND OTHER POINTS AS SHOWN HEREIN. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISIONS.</p> <p>DATE _____</p> | <p>STRUCTURE KEY</p> <table><tr><td></td><td>RESIDENTIAL</td></tr><tr><td></td><td>COMMERCIAL</td></tr><tr><td></td><td>OUT-BUILDING</td></tr></table> <p>PARCEL IDENTIFIER LEGEND:</p> <p>WD = WARRANTY DEED WDV = WARRANTY DEED IN THE NAME OF THE CITY OF WESTERVILLE, AN OHIO MUNICIPAL CORPORATION T = TEMPORARY EASEMENT S = SEWER EASEMENT CHV = CHANNEL EASEMENT IN THE NAME OF THE CITY OF WESTERVILLE, AN OHIO MUNICIPAL CORPORATION U = UTILITY EASEMENT</p> | | RESIDENTIAL | | COMMERCIAL | | OUT-BUILDING | <p>I, _____, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CITY OF COLUMBUS, DEPARTMENT OF PUBLIC SERVICE IN JUNE, 2015. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.</p> <p>AS A PART OF THIS PROJECT I HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROAD OCCUPIED (PRO), NET TAKE AND NET RESIDUE, AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS SOUTH OF POLARIS PARKWAY AS SHOWN HEREIN. AS A PART OF THIS WORK I HAVE SET THE RIGHT OF WAY MONUMENTS AT THE PROPERTY CORNERS, PROPERTY LINE INTERSECTIONS, POINTS ALONG THE RIGHT OF WAY AND/OR ANGLE POINTS ON THE RIGHT OF WAY, SECTION CORNERS AND OTHER POINTS AS SHOWN HEREIN. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISIONS.</p> <p>I FURTHER CERTIFY THAT THE PRIMARY CONTROL FOR THE PROJECT AS SHOWN HEREIN WERE CONSTRUCTED AND ESTABLISHED IN ACCORDANCE WITH THE OHIO DEPARTMENT OF TRANSPORTATION'S SURVEY AND MAPPING SPECIFICATIONS, DATED JULY 19, 20 FOR A MINOR PROJECT AND MEET THE ACCURACY REQUIREMENTS AS SET FORTH THEREIN.</p> <p>DATE _____</p> | | | | | | | | |
| | RESIDENTIAL | | | | | | | | | | | | | | | |
| | COMMERCIAL | | | | | | | | | | | | | | | |
| | OUT-BUILDING | | | | | | | | | | | | | | | |

RW Legend

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE RECONSTRUCTION OF THE INTERSECTION OF JAMES RD AND LIVINGSTON AVE BY REMOVING THE EXISTING SPAN WIRE SIGNALS AND REPLACING THEM WITH A MAST ARM INSTALLATION WITH AN EASTBOUND AND WESTBOUND RIGHT TURN LANE. DRAINAGE, WATERMAIN, AND LIGHTING IMPROVEMENTS ARE ALSO INCLUDED IN THIS PROJECT.

JAMES RD AT LIVINGSTON AVE RIGHT OF WAY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
SECTIONS 18 & 19, T 12, R 21
REFUGEE LANDS

FINAL TRACINGS RIGHT-OF-WAY

DATE OF SUBMITTAL: JANUARY 3, 2019

INDEX OF SHEETS:

| | |
|---------------------------|--------------------|
| LEGEND SHEET | 1 |
| CENTERLINE PLAT | 2 |
| PROPERTY MAP | 3 |
| SUMMARY OF ADDITIONAL R/W | 4-5 |
| 1/4" TOPO SHEETS | 6-12 (EVEN SHEETS) |
| R/W BOUNDARY SHEETS | 7-13 (ODD SHEETS) |

PLANS PREPARED BY:

FIRM NAME: [REDACTED]
R/W DESIGNER: [REDACTED]
R/W REVIEWER: [REDACTED]
FIELD REVIEWER: [REDACTED]
PRELIMINARY FIELD REVIEW DATE: 12/25/18
TRACINGS FIELD REVIEW DATE: 1/2/19
OWNERSHIP UPDATED BY: [REDACTED]
DATE COMPLETED: DECEMBER 13, 2018
PLAN COMPLETION DATE: JANUARY 3, 2019

UTILITIES

UTILITIES KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT ARE LISTED BELOW WITH CONTACT INFORMATION.

AEP OHIO
700 MORRISON RD
GAHANNA, OH 43230
PH: 614-853-8802
ATTN: BRENT GATES
ATTN: ROD SLOMKEK

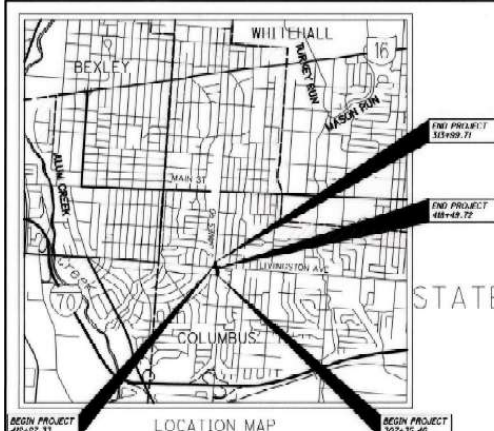
APP TRANSMISSION
700 MORRISON RD
GAHANNA, OH 43230
PH: 614-552-1803
ATTN: MIKE CARR

COLUMBIA GAS OF OHIO
3550 JOHNNY APPLESEED CT
COLUMBUS, OH 43231
CELL: 614-370-1806
ATTN: ROB CALDWELL

CHARTER
3760 INTERCHANGE RD
COLUMBUS, OH 43204
PH: 614-295-0855
CELL: 614-679-1521
ATTN: JEFFREY WHITLEY

AT&T OHIO
111 N 4TH ST
COLUMBUS, OH 43215
PH: 614-223-7276
CELL: 740-532-9943
ATTN: CHARLES JOHNSON

COTA
33 N HIGH ST
8TH FLOOR, WILLIAM LHOYA BL
COLUMBUS, OH 43215



LOCATION MAP

LATITUDE: 39° 56' 49" LONGITUDE: 82° 54' 56"

SCALE IN MILES

PORTION TO BE IMPROVED: [REDACTED]
INTERSTATE HIGHWAY: [REDACTED]
STATE ROUTES: [REDACTED]
OTHER ROADS: [REDACTED]

PROJECT EARTH DISTURBED AREA: 1.00 ACRES
ESTIMATED CONTRACTOR EARTH DISTURBED AREA: 0.125 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA: 1.13 ACRES

TYPES OF TITLE LEGEND:
WD = WARRANTY DEED
T = TEMPORARY EASEMENT

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

CONVENTIONAL SYMBOLS

| | |
|--------------------------------|----------------------------|
| County Line | Construction Limits |
| Township Line | Ditch / Creek (Ex) |
| Section Line | Ditch / Creek (Pr) |
| Fence Line (Ex) | Ownership Hook Symbol |
| Center Line | Example |
| Right of Way (Ex) | Break Line Symbol |
| Right of Way (Pr) | Example |
| Standard Highway Easement (Ex) | Tree (Ex) |
| Temporary Right of Way | Tree (Remove) |
| Railroad | Shrub (Ex) |
| Guardrail (Ex) | Evergreen (Ex) |
| Construction Limits | Shrub (Remove) |
| Edge of Pavement (Ex) | Post (Ex) |
| Edge of Pavement (Pr) | Mailbox (Ex) |
| Edge of Shoulder (Ex) | Light (Ex) |
| Edge of Shoulder (Pr) | Telephone Marker (Ex) |
| | Fire Hydrant (Ex) |
| | Water Meter (Ex) |
| | Water Valve (Ex) |
| | Utility Valve Unknown (Ex) |
| | Telephone Pole (Ex) |
| | Power Pole (Ex) |
| | Light Pole (Ex) |

I, [REDACTED] P.S. have established the proposed property lines, calculated the Gross Take, Present Roadway Occupied (PRO), Net Take and Net Residue as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, section corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Right of Way

ODOT & City of Columbus Requirements

Per CIP General Design Requirements Section 3

3.17 The Consultant shall file the Right-of-Way title sheet and/or Centerline Survey Plat with the County Recorders Office prior to the Final Right-of-way Plan Submission

ODOT 3108.2 Centerline Plat Sheet

After ODOT's review and approval, the Consultant shall be responsible for obtaining the final approval of the centerline survey plat from the appropriate County official(s). The Consultant shall then be responsible for recording the approved centerline plat (including providing the recording fee) in the appropriate County(s) office. The approval and recording shall take place before the Final Right of Way Plan Submission. The original recording plat must then be submitted to the District with the Final Right of Way Plan Submission.

UTILITIES

UTILITIES KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT ARE LISTED BELOW WITH CONTACT INFORMATION.

AEP OHIO
700 MORRISON RD
GAHANNA, OH 43230
PH: 614-883-8802
ATTN: BRENT GATES
ATTN: ROD SLOANEK

AEP TRANSMISSION
700 MORRISON RD
GAHANNA, OH 43230
PH: 614-552-1893
ATTN: MIKE CARR

COLUMBIA GAS OF OHIO
3550 JOHNNY APPELSEED CT
COLUMBUS, OH 43231
CELL: 614-370-1906
ATTN: ROB CALDWELL

SPECTRUM
3760 INTERCHANGE RD
COLUMBUS, OH 43204
PH: 614-481-5047
CELL: 614-348-2966
ATTN: SAM LUTZ

AT&T OHIO
111 N 4TH ST
COLUMBUS, OH 43215
PH: 614-223-7276
CELL: 740-532-9943
ATTN: CHARLES JOHNSON

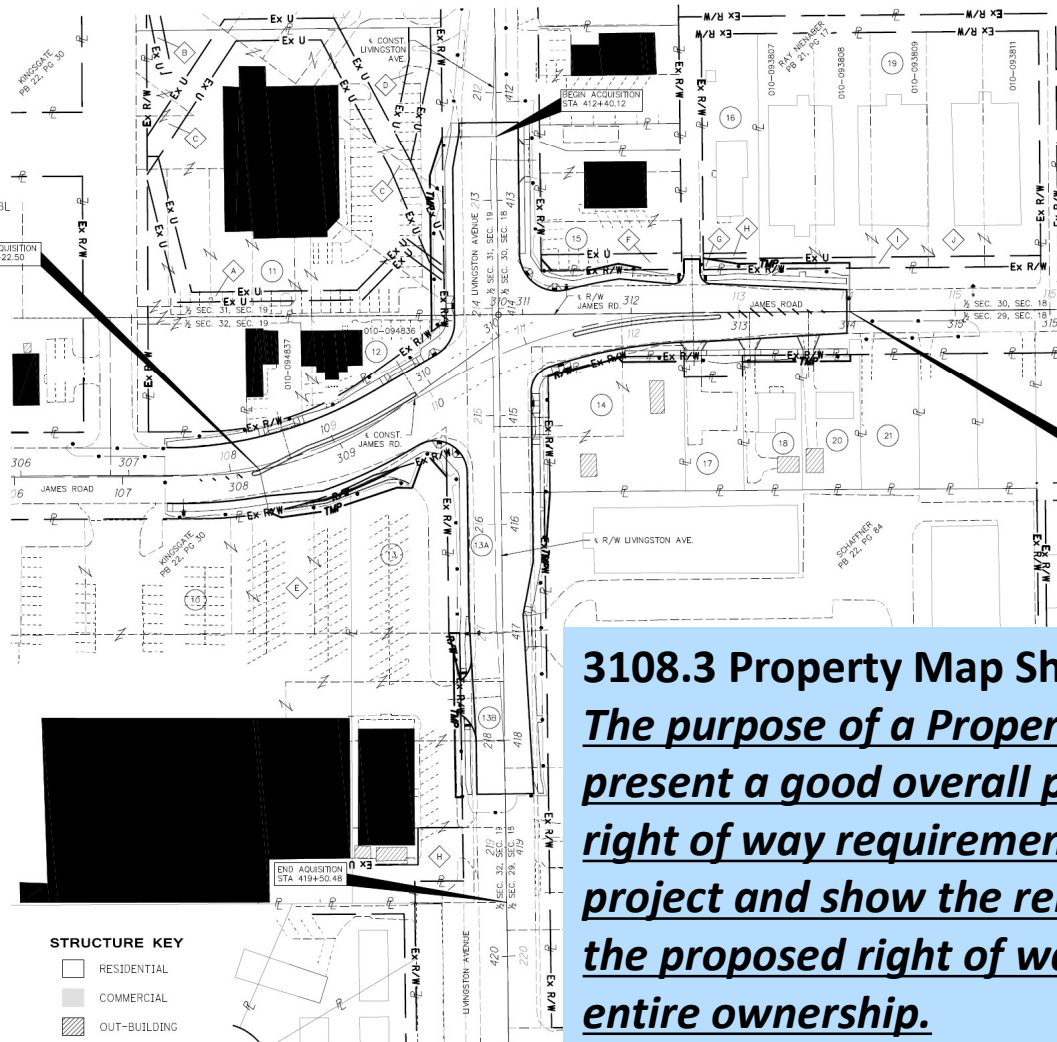
COTA
33 N HIGH ST
8TH FLOOR, WILLIAM LHOTA BL
COLUMBUS, OH 43215

1-9 NOT USED

- 10 PID: 010-105300
JAMES-LIVINGSTON RETAIL, LLC
- 11 PID: 010-092271
KT COLUMBUS, LLC (22.68% INTEREST),
OC COLUMBUS, LLC (26.91% INTEREST),
RF COLUMBUS, LLC (18.00% INTEREST),
PB COLUMBUS, LLC (9.26% INTEREST),
JT COLUMBUS, LLC (9.94% INTEREST),
LT COLUMBUS, LLC (9.94% INTEREST),
DC COLUMBUS, LLC (9.26% INTEREST)
- 12 PID: 010-094837, 010-094836
ROBERT G. SCHMIDT, A.K.A. ROBERT G. SCHMIDT II
- 13 PID: 010-218917
DOLORES A. CORROVA, TRUSTEE OF THE DOLORES A.
CORROVA TRUST (1/2 INTEREST) AND JAMES M. CORROVA,
TRUSTEE OF THE JAMES M. CORROVA TRUST (1/2 INTEREST)
- 13A ROBERT COPPEL AND PAUL COPPEL
AKA ROBERT F. COPPEL AND PAUL L. COPPEL
- 13B ROBERT COPPEL AND PAUL COPPEL
AKA ROBERT F. COPPEL AND PAUL L. COPPEL
- 14 PID: 010-024750
COLUMBUS & SOUTHERN OHIO ELECTRIC CO.
- 15 PID: 010-093804
YOGESWARAN THAMBYRAJAH AND
YOGESWARY YOGESWARAN
- 16 PID: 010-093808
YOGESWARAN THAMBYRAJAH
- 17 PID: 010-095783
COLUMBUS SOUTHERN POWER CO.
- 18 PID: 010-095789
EILEEN Y. CRENSHAW
- 19 PID: 010-093807, 010-093808, 010-093809, 010-093811
ROYAL JAMES PLAZA, LLC
- 20 PID: 010-095781
CHARLES K. SLAUGHTER SR. AND JUSTINE SLAUGHTER
- 21 PID: 010-095780
PATRICE MYERS
- 22 PID: 010-088332, 010-088296, 010-088309, 010-123457,
010-123458, 010-123459, 010-077442
BEXLEY COMMONS L.P.

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- ▨ OUT-BUILDING



3108.3 Property Map Sheet

The purpose of a Property Map is to present a good overall picture of the right of way requirements for the project and show the relationship of the proposed right of way to each entire ownership.

RW Property Map

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

Right of Way

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|-----------------|-------------|-------------|--------------------|-------------|--------------|------------|----------------|---|-------------|------------------|-------|-----------|---|------------------|------|---|------------------|--|--|--|--|--|--|--|--|---|--|----------------------------------|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|
| TOTAL NUMBER OF : 32 OWNERSHIPS 69 PARCELS | | | | | | | | | | 1 TOTAL TAKES 11 OWNERSHIPS W/ STRUCTURES INVOLVED | | | | | | | | | | NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE | | | | | | | | | | FEDERAL PROJECT NO E130 (728) | | | | | | | | | | | | | | | | | |
| ALL AREAS IN ACRES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARCEL NO. | OWNER | SHEET NO. | OWNERS BOOK | RECORD PAGE | AUDITOR'S PARCEL | RECORD AREA | TOTAL P.R.O. | GROSS TAKE | P.R.O. IN TAKE | NET TAKE | STRUC- TURE | NET RESIDUE LEFT | RIGHT | TYPE FUND | REMARKS | AS ACQUIRED BOOK | PAGE | FEDERAL PROJECT NO E130 (728) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | COLUMBUS RESTAURANT CONCEPTS INC. AN OHIO CORPORATION | 13,14, 17,18 | O.R. 580 | 444 | 318-443-02-008-003 | 1.961 | | | | | | | | | CITY | NO TAKE | | | PID NO. 95549 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2-S | NP STEAK 'N' SHAKE LLC AN OHIO LIMITED LIABILITY COMPANY | 17,18 | O.R. 526 | 1341 | 318-443-02-008-000 | 1.107 | 0.000 | 0.013 | 0.000 | 0.013 | S (1) | 1.094 | | | 1 MON. SIGN, 1 YARD LIGHT, 6 SHRUBS, 336 SF LANDSCAPING (157 SF*) 43' L/S WALL (12' *), EASEMENT OVERLAP = 0.013 AC. | | | STATE JOB NO. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-WD | PULSAR OWNERS ASSOCIATION INC. AN OHIO NON-PROFIT CORPORATION | 47,48 | D.V. 593 | 611 | 318-443-02-008-001 | 3.751 | 0.000 | 0.007 | 0.000 | 0.007 | NO | 3.744 | | | EASEMENT OVERLAP = 0.007 AC. | | | S/W DESIGN T/W REVIEW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-T1 | " | 43,44 | " | " | " | | | 0.041 | 0.000 | 0.041 | NO | | | | COMPLETE GRADING AND DRIVEWAY WORK 5 SHRUB, 22' L/S WALL, 1 YARD LIGHT EASEMENT OVERLAP = 0.041 AC. | | | SUMMARY (PARCELS 1-9) OF ADDITIONAL RIGHT OF WAY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3-T2 | " | 47,48 | " | " | " | | | 0.025 | 0.000 | 0.025 | NO | | | | COMPLETE GRADING AND DRIVEWAY WORK 1 SPK. HEAD, EASEMENT OVERLAP = 0.025 AC. | | | ARTERIAL STREET REHABILITATION - POLARIS PARKWAY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4-T | I-71 & POLARIS PARKWAY DUCHESS, LLC AN OHIO LIMITED LIABILITY COMPANY | 21,22, 43,44 | O.R. 1398 | 156 | 318-443-02-007-000 | 1.422 | 0.000 | 0.104 | 0.000 | 0.104 | NO | | | | COMPLETE GRADING AND DRIVEWAY WORK 8 SHRUBS, 2 TREES, 18' L/S WALL, 2 ROCKS 102 SF LANDSCAPING, ENCROACHMENT SIGN EASEMENT OVERLAP = 0.104 AC. | | | 8 / 54 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5-WD | N.P. LIMITED PARTNERSHIP AN OHIO LIMITED PARTNERSHIP | 21,22 | D.V. 604 | 59 | 318-443-02-008-004 | 1.477 | 0.000 | 0.191 | 0.000 | 0.191 | NO | 1.286 | | | 76' L/S WALL (1*), 1 ICV, 2 SPK. HEAD, 1 BOULDER, 5 TREES, 27 SHRUBS, 1 ROCK, EASEMENT OVERLAP = 0.191 AC. | | | 381 427 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5-S1 | " | 21,22 | " | " | " | | | 0.014 | 0.000 | 0.014 | NO | | | | EASEMENT OVERLAP = 0.017 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5-S2 | " | 21,22 | " | " | " | | | 0.017 | 0.000 | 0.017 | NO | | | | EASEMENT OVERLAP = 0.017 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5-T | " | 21,22 | " | " | " | | | 0.031 | 0.000 | 0.031 | NO | | | | COMPLETE GRADING AND DRIVEWAY WORK 1 SPK. HEAD, 10 TREES, 45 SHRUBS, 26' L/S WALL, 1 BOULDER, EASEMENT OVERLAP = 0.139 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6-U | POLARIS 2004, LLC AN OHIO LIMITED LIABILITY COMPANY | 25,26 | O.R. 551 | 1672 | 318-443-02-003-000 | 8.920 | 0.000 | 0.038 | 0.000 | 0.038 | NO | | | | UTILITY EASEMENT FOR PROPOSED WATER LINE EASEMENT OVERLAP = 0.038 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6-T | " | 21,22 25,26 | " " | " " | " " | | | 0.140 | 0.000 | 0.140 | S (1) | | | | COMPLETE GRADING AND DRIVEWAY WORK 1 MON. SIGN: 8' (1' *), 2 TREES EASEMENT OVERLAP = 0.140 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7-WD | POLARIS NEIGHBORHOOD CENTER II, LLC AN OHIO LIMITED LIABILITY COMPANY | 25,26, 29,30 | O.R. 530 | 2361 | 318-442-02-055-001 | 2.640 | 0.000 | 0.184 | 0.000 | 0.184 | S (1) | 2.456 | | | EASEMENT OVERLAP = 0.179 AC., 1 MON. SIGN, 5 TREES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7-T | " | 25,26, 29,30 | " " | " " | " " | | | 0.147 | 0.000 | 0.147 | NO | | | | COMPLETE GRADING WORK EASEMENT OVERLAP = 0.147 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8-WD | NP HUNTINGTON, LLC AN OHIO LIMITED LIABILITY COMPANY | 29,30 | O.R. 526 | 1348 | 318-442-02-027-004 | 1.236 | 0.000 | 0.104 | 0.000 | 0.104 | NO | 1.132 | | | 5 TREES, EASEMENT OVERLAP = 0.104 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8-T | " | 29,30 | " | " | " | | | 0.090 | 0.000 | 0.090 | NO | | | | COMPLETE GRADING AND DRIVEWAY WORK, 1 ICV EASEMENT OVERLAP = 0.090 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9-WD | POLARIS RC, LLC AN OHIO LIMITED LIABILITY COMPANY | 29,30, 33,34 | O.R. 833 | 302 | 318-442-02-055-000 | 1.085 | 0.000 | 0.131 | 0.000 | 0.131 | NO | 0.954 | | | 3 TREES, 1 SPK. HEAD EASEMENT OVERLAP = 0.131 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9-S | " | 29,30, 33,34 | " " | " " | " " | | | 0.030 | 0.000 | 0.030 | NO | | | | EASEMENT OVERLAP = 0.028 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9-T | " | 29,30, 33,34 | " " | " " | " " | | | 0.084 | 0.000 | 0.084 | S (1) | | | CITY | COMPLETE GRADING AND DRIVEWAY WORK 1 MON. SIGN, 4 SHRUBS, 2 YARD LIGHTS EASEMENT OVERLAP = 0.084 AC. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTEE: ALL RIGHT OF WAY ACQUIRED IN THE NAME OF THE CITY OF COLUMBUS, OHIO UNLESS OTHERWISE SHOWN. ALL "N/P" PARCELS ACQUIRED IN THE NAME OF CITY OF WESTERVILLE, AN OHIO MUNICIPAL CORPORATION | | | | | | | | | | | | | | | | | | NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE. * SEE SHEET 12 FOR SUMMARY OF ROW ENCROACHMENTS NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION. | | | | | | | | | | PARCEL IDENTIFIER LEGEND WD = WARRANTY DEED WDV = WARRANTY DEED IN THE NAME OF CITY OR LOCAL PUBLIC AGENCY T = TEMPORARY EASEMENT S = SEWER EASEMENT CH = CHANNEL EASEMENT U = UTILITY EASEMENT | | | | | | | | | | 01/27/17 REMOVED OVERLAP EASEMENT FOR 5-S1 01/27/17 UPDATED SHEET REFERENCES 01/31/17 UPDATED OVERLAP AREAS 02/13/17 REVISED TOTAL NUMBER OF COUNTS 06/14/18 CHANGED 2-WD TO 2-S REV. BY DATE DESCRIPTION DATE: 11/04/2016 OWNERSHIP VERIFIED BY: DATE: 11/04/2016 | | | | | | | | | |
| 3221-E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

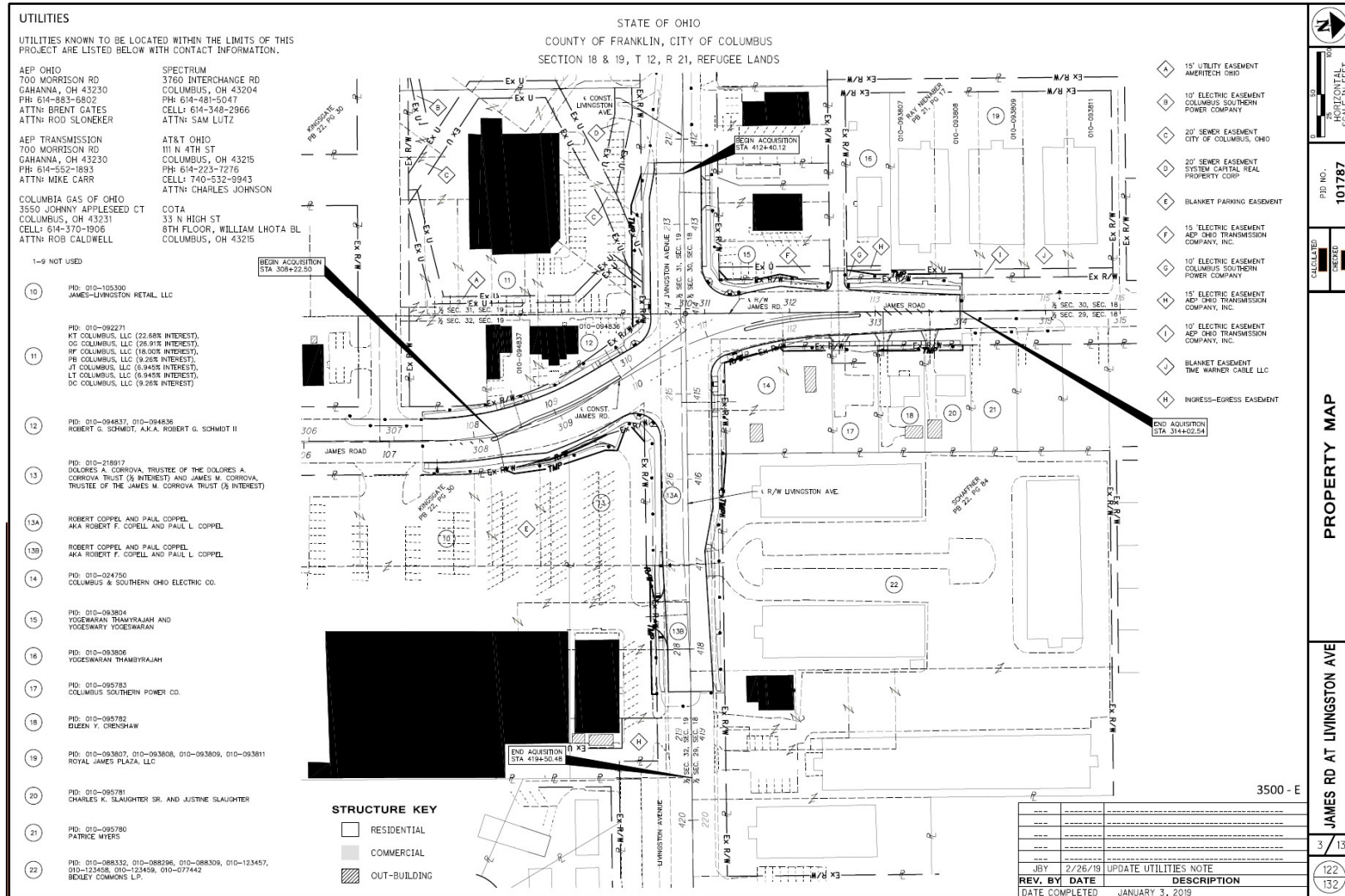
RW Summary

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

Right of Way

EXISTING EASEMENTS

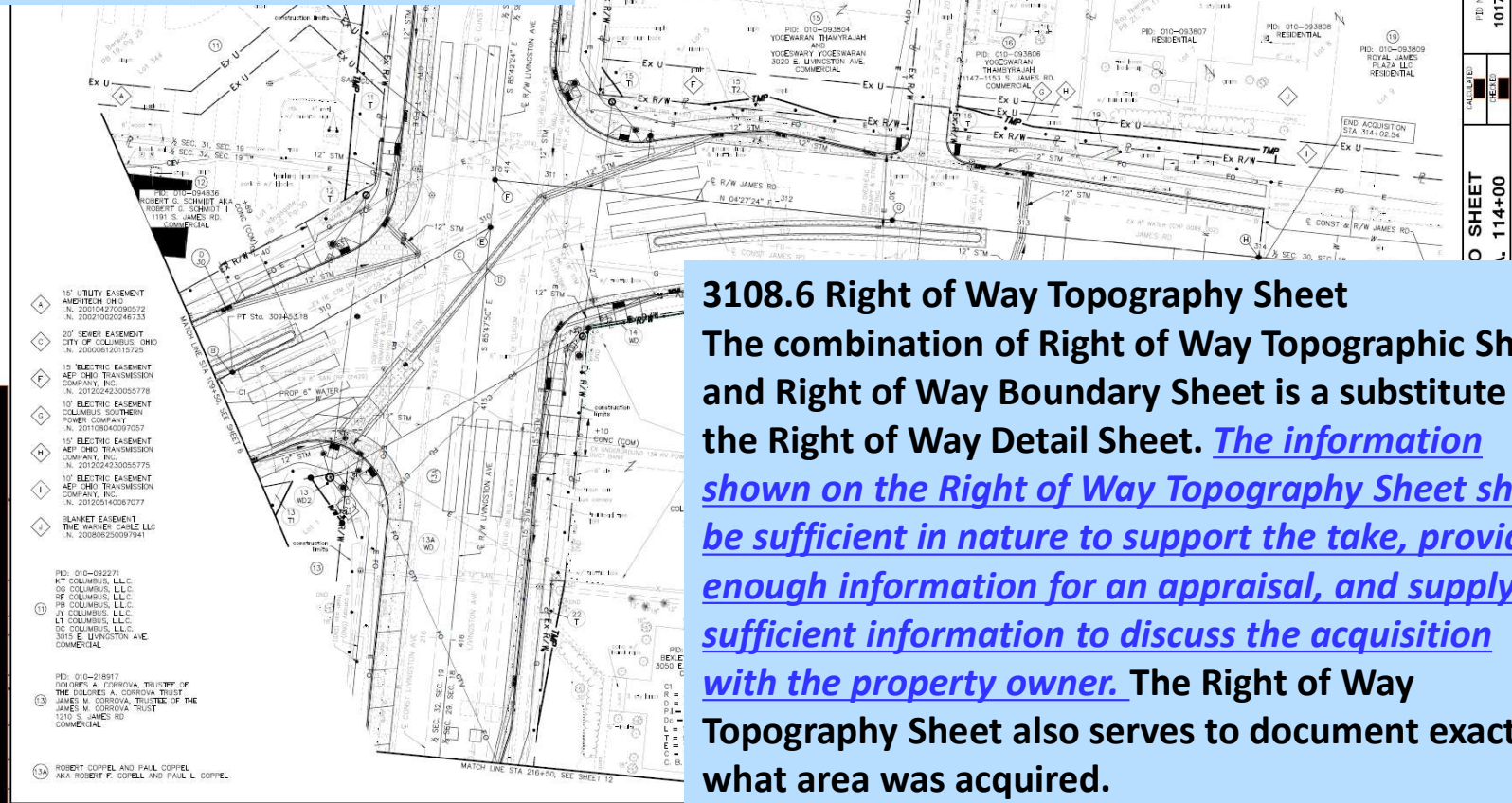


THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

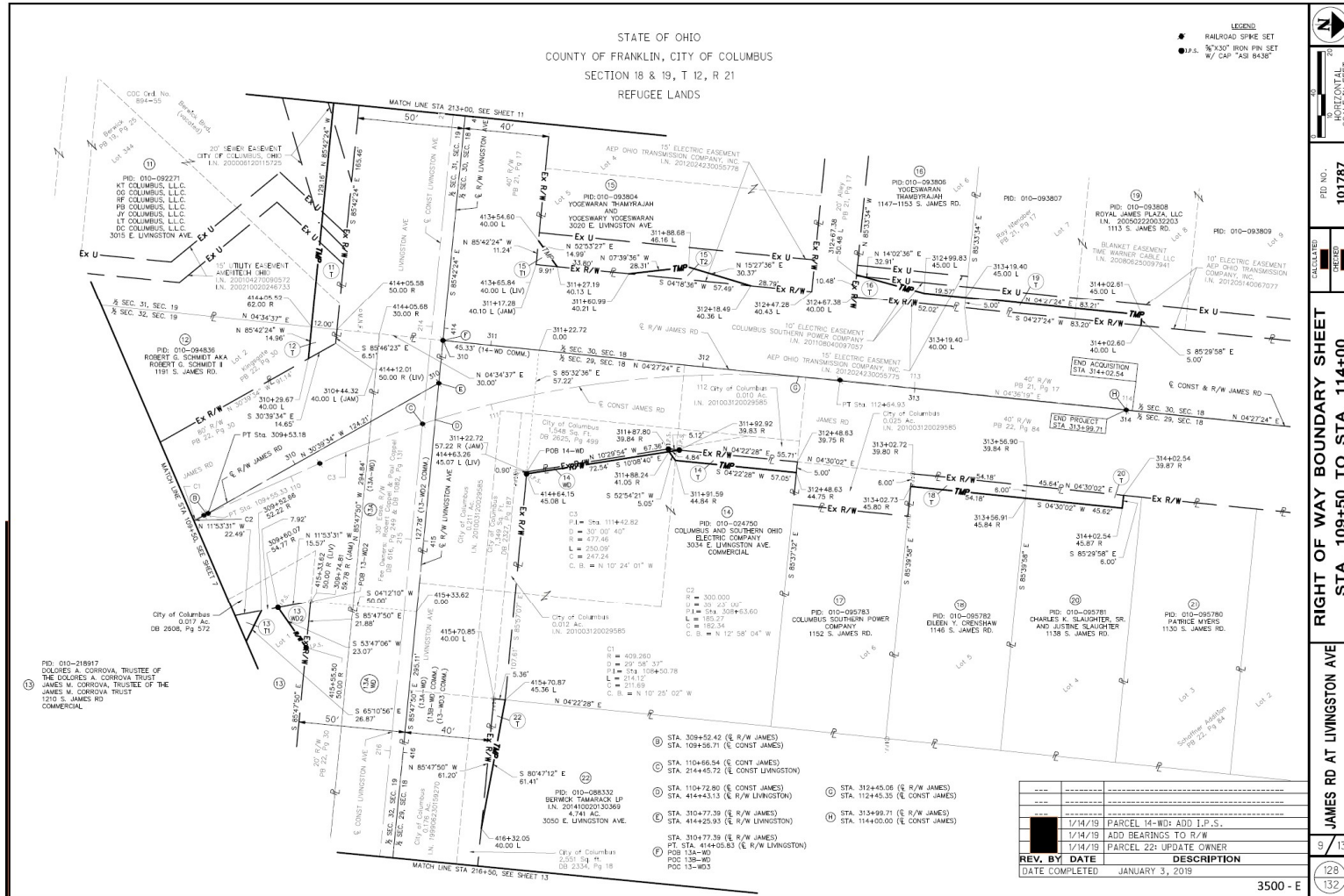
Right of Way

The owner of record name, auditor number and acreage must match on the plans, R/W Summary and legal descriptions



3108.6 Right of Way Topography Sheet
The combination of Right of Way Topographic Sheet and Right of Way Boundary Sheet is a substitute for the Right of Way Detail Sheet. The information shown on the Right of Way Topography Sheet shall be sufficient in nature to support the take, provide enough information for an appraisal, and supply sufficient information to discuss the acquisition with the property owner. The Right of Way Topography Sheet also serves to document exactly what area was acquired.

RW Topography

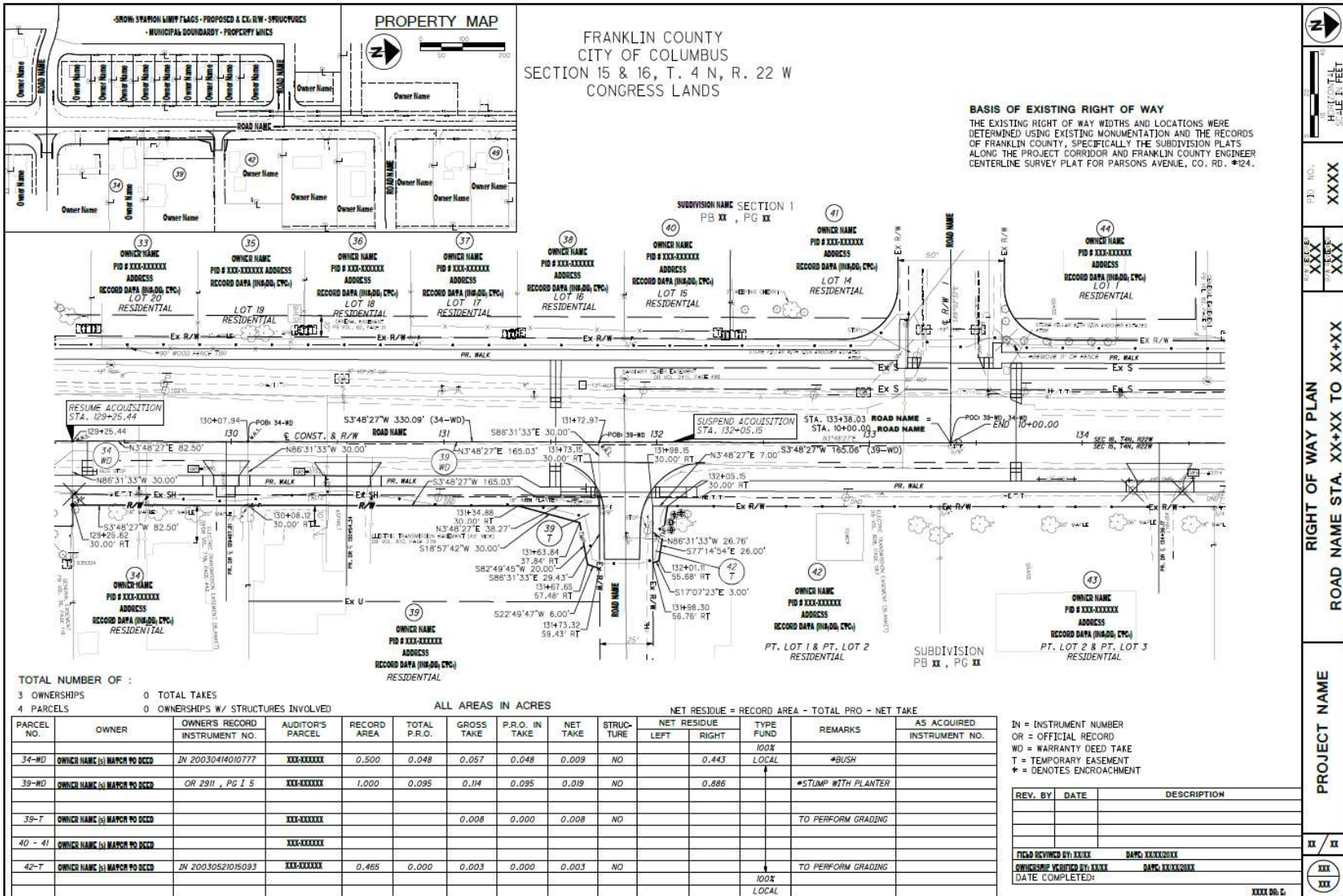


R/W BOUNDARY SHEET

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

Right of Way



ONE PAGE R/W SHEET

Right of Way

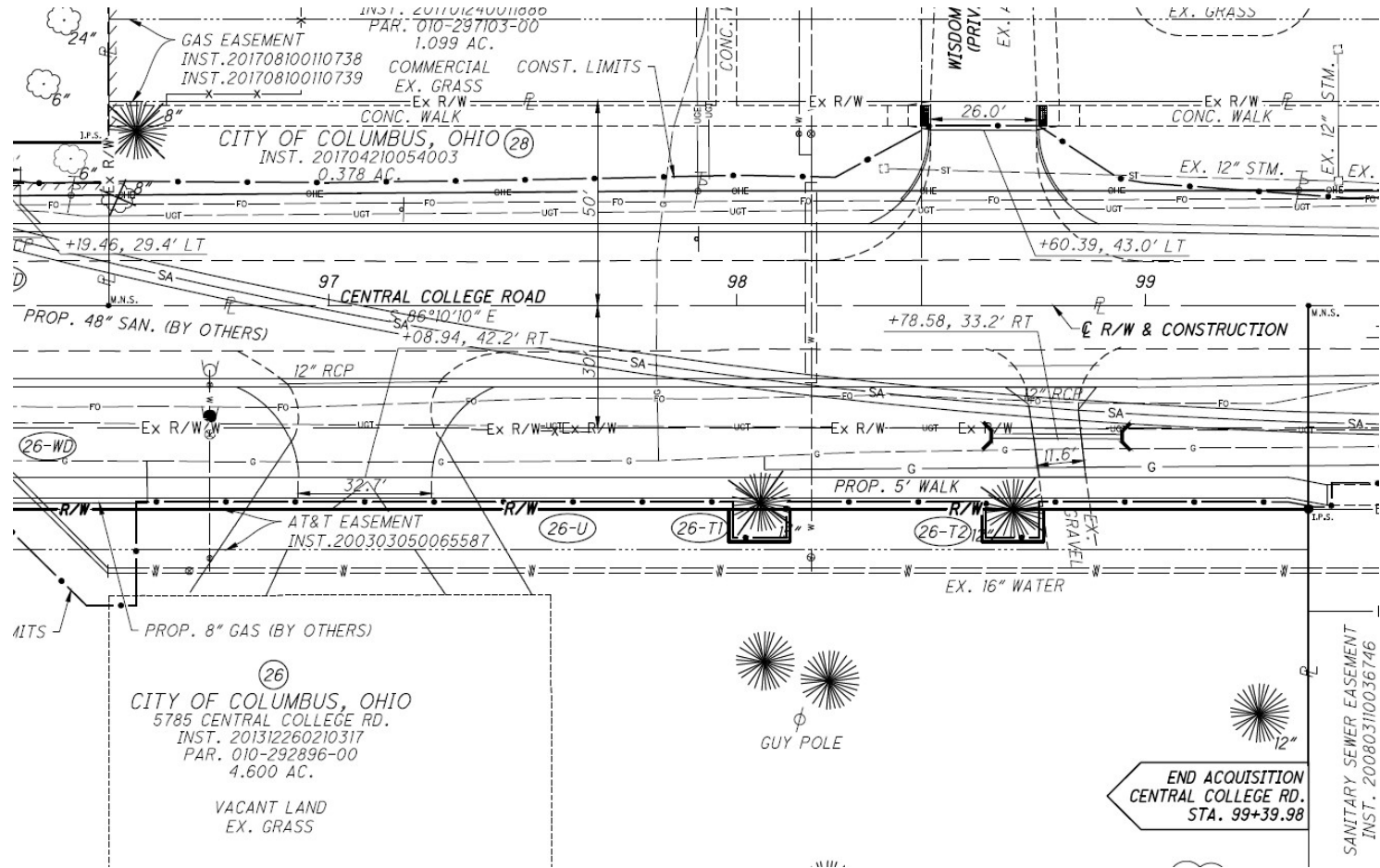
Example Final Right-of-Way Submission

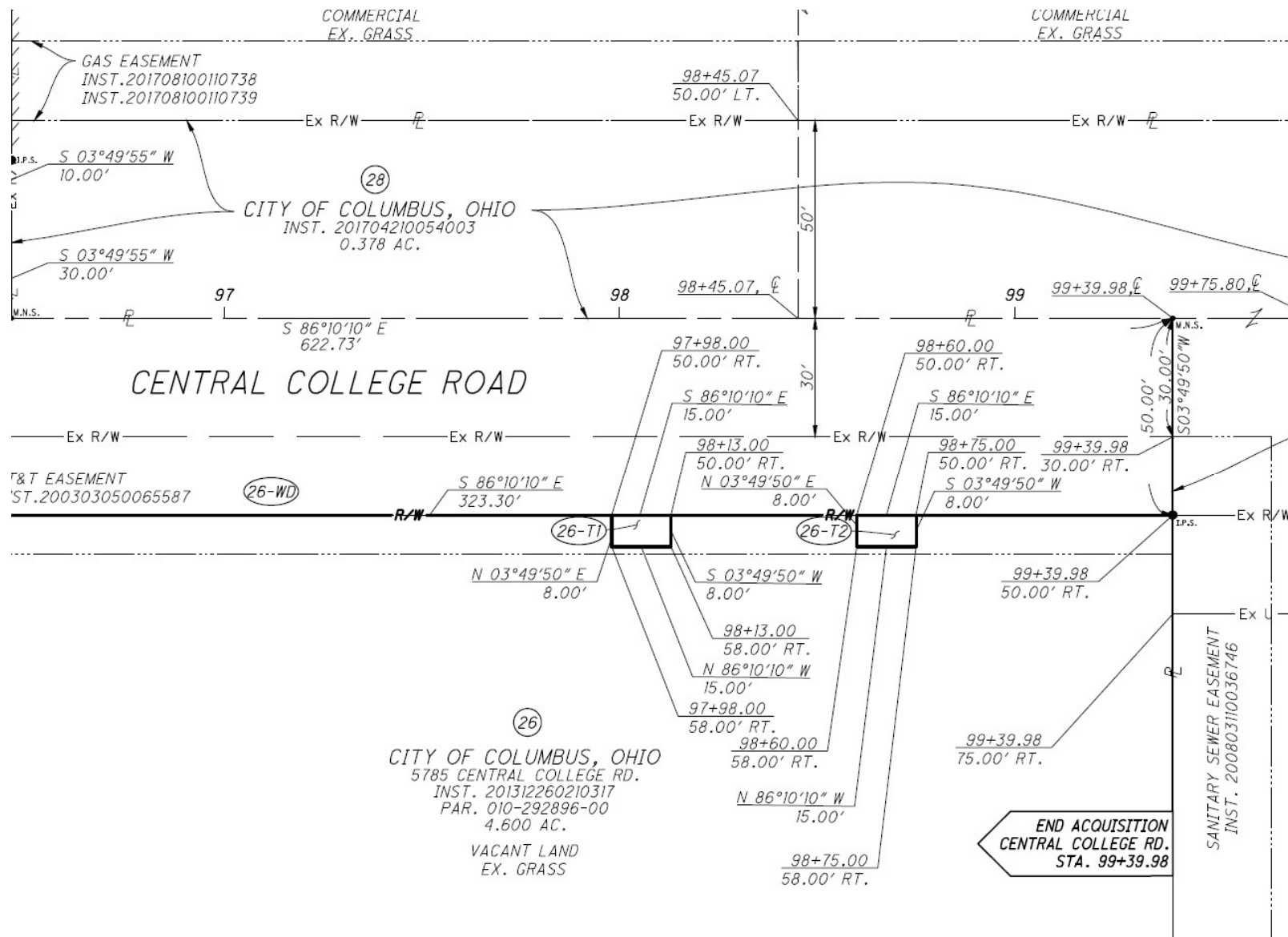
9.9 Final R/W Plan Submittal

The Final R/W Plan Submittal will occur following approval of the R/W Plans.

- 9.9.1. 1 half size R/W Plan set (verify with DPM)
- 9.9.2. Original Centerline Survey Plat recording (if required)
- 9.9.3. R/W Plan Checklist
- 9.9.4. Legal description of each acquisition in Microsoft Word format
- 9.9.5. Original legal descriptions (Stamped and signed by the Consultant)
- 9.9.6. Original legal descriptions approved by the County for Warranty Deed acquisitions (Stamped and signed by the Consultant)
- 9.9.7. PDF files of all submittal documents

TEMPORARY EASEMENTS AROUND TREES





Tree (TBR)

After

Temporary Construction Easement

MOST COMMON ERRORS

- **State whether the centerline is the centerline of r/w or the centerline of construction.**
- With fee takes, the distance from the building to the new R/W must be shown.
- **State whether the horizontal coordinates listed are either grid or ground coordinates as well as stating the scale factor used.**
- In the summary make sure to list the lineal feet of fence to be removed.
- **Make sure to show the parking spaces.**
- **Make sure to back check your plans before you re-submit your plans.**
- **Plans have not been reviewed before Stage 1 submittal.**
- Not stating the R/W width on all of the streets and alleys

- Parcel Balloons need to be shown.
- **Watch out for text overlap or plans being difficult to read.**
- **State the correct disposition's of trees, fences, signs, etc.**
- Linetypes.
- **Show the recording information for existing easements.**
- Excessive take areas.
- **Communication between the consultant and the City of Columbus.**
- **Construction limits shown beyond the r/w line need a take.**
- **Items in the existing r/w signs, fences*, landscaping is not to be replaced by the project.**
 - *** Exception for special conditions ie a daycare.**

Search Results - Verified 01/01/1914 through: 05/05/19

Search Criteria: Search Type: Volume / Page; Volume: 3340; Page: 12 ... [All Criteria](#)

Displaying 1-1 of 1 Items

✓ - Verified Documents ✗ - Unverified Documents

| | <input checked="" type="checkbox"/> | <u>Instrument #</u> | <u>Document</u> | <u>Name</u> | <u>Other Name</u> |
|---|-------------------------------------|---------------------|-----------------|--------------------------------------|------------------------------------|
| 1 | <input checked="" type="checkbox"/> | 197306080014775 | DEED | R CRABBE NEIL E CRABBE VIRGINIA D | E BLUM TOBY A KAUFFMAN EDWARD J |

 Quick View  Add Selected to Queue  Print Results  Print All  Back to Criteria

| <u>Legal Description</u> | <u>Recorded</u> | <u>Vol/Page</u> ▲ | <u>Marginal</u> |
|--|-----------------|-------------------|-----------------|
| TWP MADISON SEC 3 TWP 11 R 21 CONGRESS LANDS | 06/08/1973 | DB 3340 12 | ✓ |

LEGAL DESCRIPTIONS

- When to use the LPA RX forms
 - When there is federal funding and state oversight
 - Copies of all legal descriptions and exhibits to be sent to our office prior to submitting them to Franklin County. Unsigned and no stamp.

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF DESIGN AND CONSTRUCTION
GENERAL DESIGN REQUIREMENTS–CAPITAL IMPROVEMENT PROJECTS (CIP)

- 3.12. All legal descriptions shall be prepared in a metes and bounds format with station and offset references to the centerline of survey for all call out points and must be prepared on legal size paper (8 ½" X 14").

Example Temporary Construction Legal Description & Exhibit

PARCEL 1-T
TEMPORARY CONSTRUCTION EASEMENT
0.015 Acre Tract (672.9 S.F.)
EXHIBIT "A"
(plan no.)

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot No. 17 of _____ Subdivision as described in Plat Book __, Page __, conveyed to _____ as described in Instrument Number 000000000000000, all references being those of record in Franklin County, Ohio Recorders Office and being more particularly describes as follows:

Beginning at the northwest corner of said Lot No. 17, the northeast corner of Lot No. 16 of said _____ Subdivision conveyed to _____ as described in Instrument Number 000000000000000, and being in the southerly right-of-way line of _____ Street (50');

Thence easterly, with the north line of said Lot No. 17 and the southerly right-of-way line of _____ Street, South 78°23'59" East, 94.11 feet to the northeast corner of said Lot No. 17, the west line of a tract of land conveyed to _____ as described in Instrument Number 000000000000000, and being in the corporation line of the City of Columbus an City of Grandview Heights;

Thence southwesterly, with the east line of said Lot No. 17, the west line of said _____ tract, and said corporation line, South 23°23'03" West, 2.55 feet;

Thence westerly, crossing said Lot No. 17, North 78°23'59" West, 34.52 feet;

Thence southerly, continuing across said Lot No. 17, South 11°36'01" West, 7.50 feet;

Thence westerly, continuing across said Lot No. 17, North 78°23'59" West, 57.76 feet to the west line of said Lot No. 17 and the east line of said Lot No. 16;

Thence northerly, with west line of said Lot No. 17 and the east line of said Lot No. XX, North 04°04'42" East, 10.09 feet to the **POINT OF BEGINNING**, containing 0.015 Acres (672.9 S.F.) more or less.

Subject to all legal rights-of-way and/or easements, if any of previous record.

The bearings shown on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of _____ Street, having a bearing of (N78°23'59"W), is designated the "Basis of Bearing" for this description.

This description was prepared by _____, Registered Surveyor No. XXXX, of **(INSERT COMPANY)**, on November 11, 2013.



XXXXXX X. XXXXX, P.S.
Registered Surveyor No. XXXX

Date _____

Page 1 of 1

| 1-T | | |
|---|--------------------------|-------------|
| TEMPORARY CONSTRUCTION EASEMENT | | |
| QUARTER TOWNSHIP X, TOWNSHIP X, RANGE X UNITED STATES MILITARY LANDS CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO | | |
| DATE: MONTH XX, 20XX | XXXX E-PLAN | |
| SCALE: 1" = 30' | | |
| EXHIBIT "A" | | |
| SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF LOT ____ OF SUBDIVISION NAME AS DESCRIBED IN PLAT BOOK ____, PAGE ____ | | |
| | | |
| LEGEND | | |
| P/L | PROPERTY LINE | |
| R/W | RIGHT-OF-WAY | |
| POB | POINT OF BEGINNING | |
| ○ | IRON PIN FOUND (IPF) | |
| ▨ | PROP. TEMPORARY EASEMENT | |
| LINE TABLE | | |
| LINE | LENGTH | BEARING |
| 1 | 94.11' | S78°23'59"E |
| 2 | 2.55' | S23°23'03"W |
| 3 | 34.52' | N78°23'59"W |
| 4 | 7.50' | S11°36'01"W |
| 5 | 57.76' | N78°23'59"W |
| 6 | 10.09' | N04°04'42"E |
| BASIS OF BEARING | | |
| THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS96). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE CENTERLINE OF _____ STREET, HAVING A BEARING OF (N78°23'59"W) AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT. | | |
| | | |
| BY: XXXXXXX XXXXX, P.S. REGISTERED SURVEYOR NO. XXXX | | |
| DATE _____ | | |
| DRWN BY: _____ CHK BY: _____ DATE _____ | | |

EXAMPLE OF THE MONUMENTATION LETTER

[Redacted]
company letterhead

January 19, 2017

Mr. Michael Barker
Development Service Manager
City of New Albany
99 West Main Street
New Albany, OH 43054

Subject: Plat Monuments
[Redacted]
City of New Albany, Franklin County, Ohio
[Redacted]

Dear Michael:

I hereby certify as of August 2016, the remainder (being the same area as Phase B of the final engineering plans) of the final centerline control, permanent markers and boundary pins were set in the field as shown on the subdivision plat for [Redacted]
Page 17, of the Recorder's Office Franklin County, Ohio.

registered surveyor
stamp

[Redacted]
your signature

ZACH KLEIN

Columbus City Attorney
Real Estate Division

Training



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
PUBLIC SERVICE

Presented by David E. Peterson, Chief Real Estate Attorney

909.02 - Passage of resolution of intent.

Whenever it is deemed necessary by the city council to appropriate private property for a public purpose, the city council shall pass a resolution declaring the intention of appropriating the property for a public purpose, defining the purpose of the appropriation, and setting forth a pertinent description of the land and the estate or interest therein desired to be appropriated.

(Ord. 599-63.)

909.03 - Service of resolution of intent.

Upon the passage of a resolution under Section 909.02, Columbus City Codes, declaring an intent to appropriate property, the city attorney shall cause written notice to be given to the owner of, person in possession of, or person having an interest of record in every piece of property sought to be appropriated, or to his authorized agent. Such notice shall be served by Certified Mail, or by personal service by a person designated by the city attorney, or by residence service by a person designated by the city attorney. Said person shall certify return of or failure of service to the city attorney. If such owner or agent cannot be found, notice shall be given by publication once a week for three (3) consecutive weeks in a newspaper of general circulation in the city.

(Ord. 438-78.)

909.04 - Ordinance to appropriate—Determination of value.

After service of notice of the resolution of intent to appropriate, the city council may pass an ordinance directing the appropriation to proceed. Except in appropriation actions for the purpose of making or repairing roads, or other public exigencies under Section 19, Article I, Ohio Constitution, which shall be governed by Chapter 163, Revised Code, if possession of the property is necessary prior to the assessment of compensation by a jury, city council shall in such ordinance declare the city's intention and necessity to obtain immediate possession of the property appropriated and shall secure the payment of the compensation that might be assessed by a jury by causing the deposit with the Court of Common Pleas of Franklin County, as security, of a sum of money not less than the appraised value of the property, as determined by an independent, qualified appraiser retained by the city, plus sixty (60) percent of such appraised value. That portion of the security deposit designated as the appraised value may be withdrawn by the owner prior to the final verdict. Upon the deposit of such security with said court the city may take possession of and enter upon said property, including the buildings and structures, thereon, for the purposes for which the property was appropriated, and, if buildings or structures are located partly upon the land appropriated and partly upon the adjoining land, so that such buildings or structures cannot be divided upon the line between such lands without manifest injury thereto, the city may enter upon such adjoining land upon which any part of the buildings or structures are located for the purpose of removing said buildings or structures.

(Ord. 986-72.)

163.04 Notice of intent to acquire - purchase offer - inability to agree.

(A) At least thirty days before filing a petition pursuant to section 163.05 of the Revised Code, an agency shall provide notice to the owner of the agency's intent to acquire the property. The notice shall be substantially in the form set forth in section 163.041 of the Revised Code. The notice shall be delivered personally on, or by certified mail to, the owner of the property or the owner's designated representative.

(B) Together with the notice that division (A) of this section requires, or after providing that notice but not less than thirty days before filing a petition pursuant to section 163.05 of the Revised Code, an agency shall provide an owner with a written good faith offer to purchase the property. The agency may revise that offer if before commencing an appropriation proceeding the agency becomes aware of conditions indigenous to the property that could not reasonably have been discovered at the time of the initial good faith offer or if the agency and the owner exchange appraisals prior to the filing of the petition.

(C) An agency may appropriate real property only after the agency obtains an appraisal of the property and provides a copy of the appraisal to the owner or, if more than one, each owner or to the guardian or trustee of each owner. The agency need not provide an owner with a copy of the appraisal when that owner is incapable of contracting in person or by agent to convey the property and has no guardian or trustee or is unknown, or the residence of the owner cannot with reasonable diligence be ascertained. When the appraisal indicates that the property is worth less than ten thousand dollars, the agency need only provide an owner, guardian, or trustee with a summary of the appraisal. The agency shall provide the copy or summary of the appraisal to an owner, guardian, or trustee at or before the time the agency makes its first offer to purchase the property. A public utility or the head of a public agency may prescribe a procedure to waive the appraisal in cases involving the acquisition by sale or donation of property with a fair market value of ten thousand dollars or less.

(D) An agency may appropriate real property only after the agency is unable to agree on a conveyance or the terms of a conveyance, for any reason, with any owner or the guardian or trustee of any owner unless each owner is incapable of contracting in person or by agent to convey the property and has no guardian or trustee, each owner is unknown, or the residence of each owner is unknown to the agency and the residence of no owner can with reasonable diligence be ascertained.

(E) An agency may appropriate real property for projects that will disrupt the flow of traffic or impede access to property only after the agency makes reasonable efforts to plan the project in a way that will limit those effects. This division does not apply to an agency if it initiated the project for which it appropriates the property under Title LV of the Revised Code.

Effective Date: 01-01-1966; 2007 SB7 10-10-2007

163.05 Petition for appropriation.

An agency that has met the requirements of sections 163.04 and 163.041 of the Revised Code, may commence proceedings in a proper court by filing a petition for appropriation of each parcel or contiguous parcels in a single common ownership, or interest or right therein. The petition of a private agency shall be verified as in a civil action. All petitions shall contain:

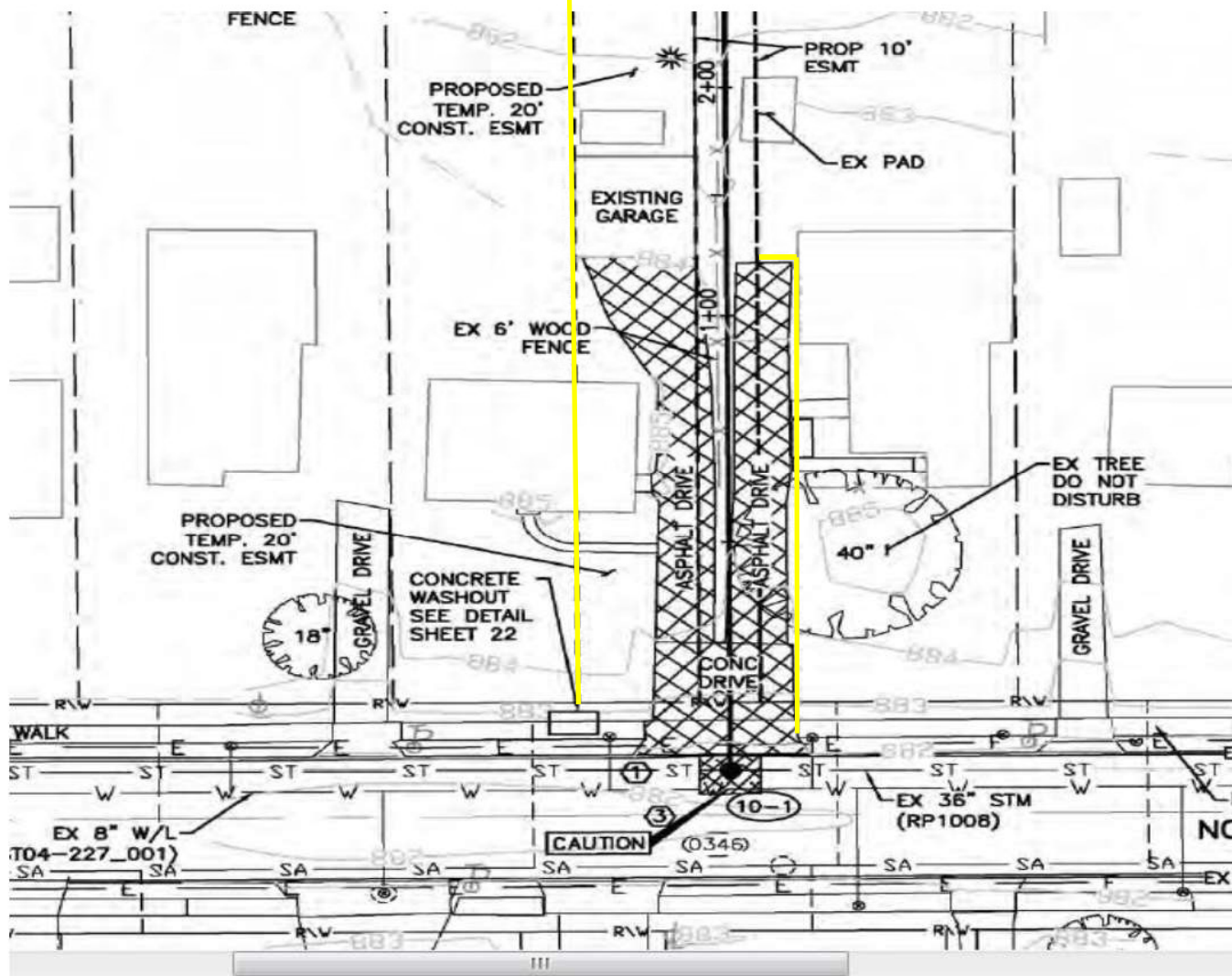
- (A) A description of each parcel of land or interest or right therein sought to be appropriated, such as will permit ready identification of the land involved;
- (B)
 - (1) A statement that the appropriation is necessary, for a public use, and, in the case of a public agency, a copy of the resolution of the public agency to appropriate;
 - (2) If the property being appropriated is a blighted parcel that is being appropriated pursuant to a redevelopment plan, a statement that shows the basis for the finding of blight and that supports that the parcel is part of a blighted area pursuant to the definition in section 1.08 of the Revised Code.
- (C) A statement of the purpose of the appropriation;
- (D) A statement of the estate or interest sought to be appropriated;
- (E) The names and addresses of the owners, so far as they can be ascertained;
- (F) A statement showing requirements of section 163.04 of the Revised Code have been met;
- (G) A prayer for the appropriation.

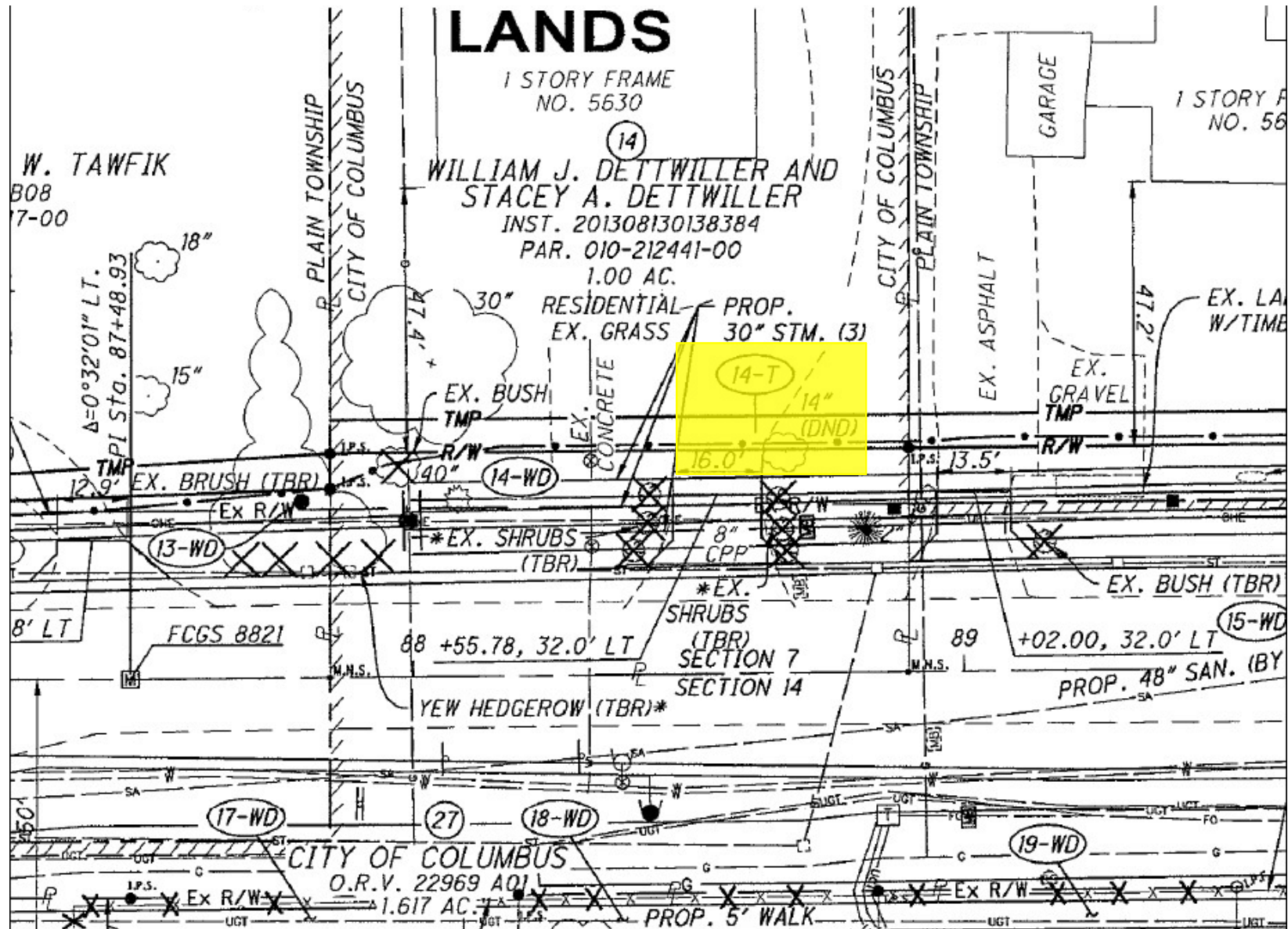
In the event of an appropriation where the agency would require less than the whole of any parcel containing a residence structure and the required portion would remove a garage and sufficient land that a replacement garage could not be lawfully or practically attached, the appropriation shall be for the whole parcel and all structures unless, at the discretion of the owner, the owner waives this requirement, in which case the agency shall appropriate only the portion that the agency requires as well as the entirety of any structure that is in whole or in part on the required portion.



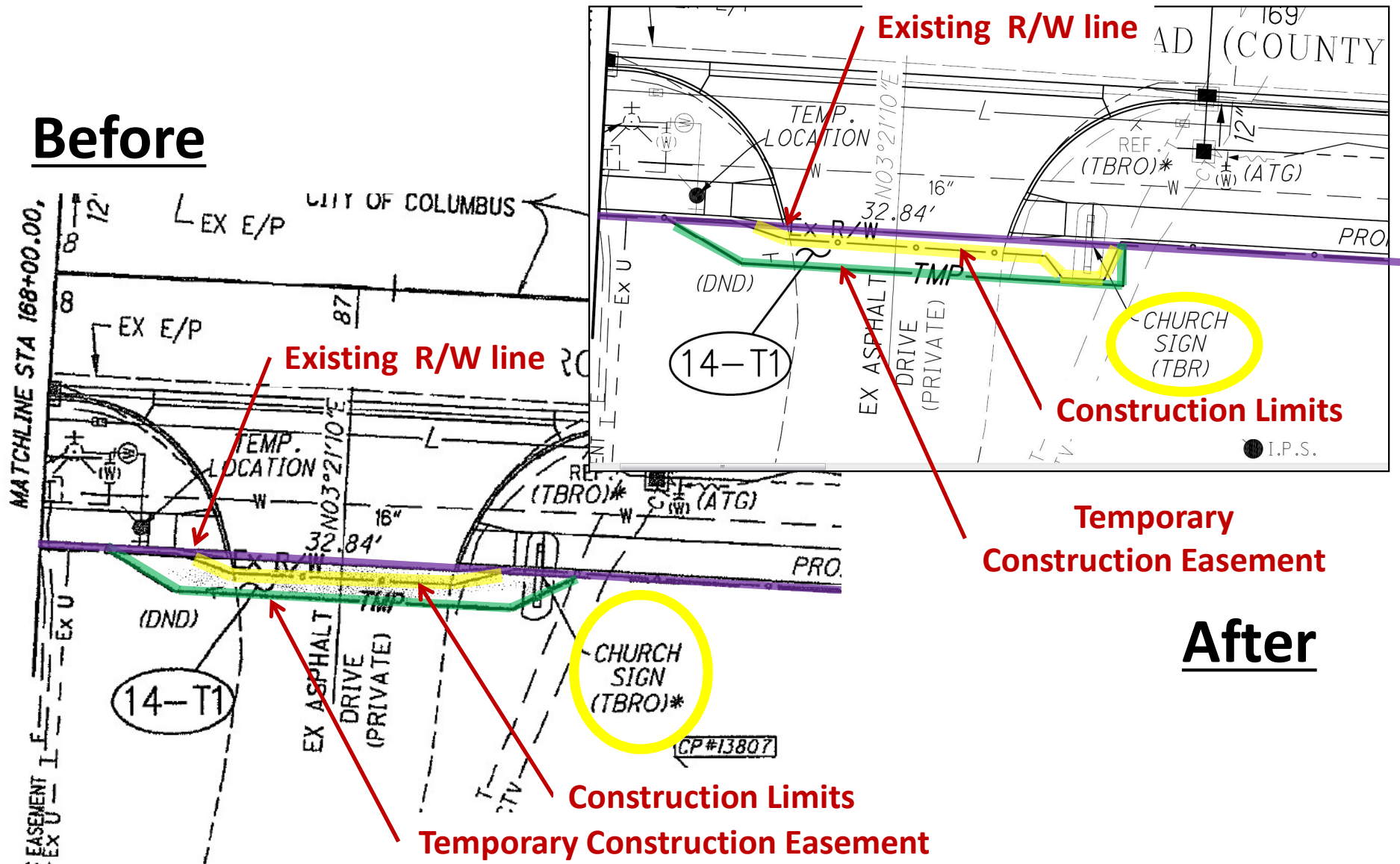
In the event of the appropriation of less than the fee of any parcel or of a fee in less than the whole of any parcel of property, the agency shall either make available to the owner or shall file in the office of the county engineer, a description of the nature of the improvement or use which requires the appropriation, including any specifications, elevations, and grade changes already determined at the time of the filing of the petition, in sufficient detail to permit a determination of the nature, extent, and effect of the taking and improvement. A set of highway construction plans shall be acceptable in providing such description for the purposes of the preceding sentence in the appropriation of land for highway purposes.

Effective Date: 09-12-1994; 2007 SB7 10-10-2007

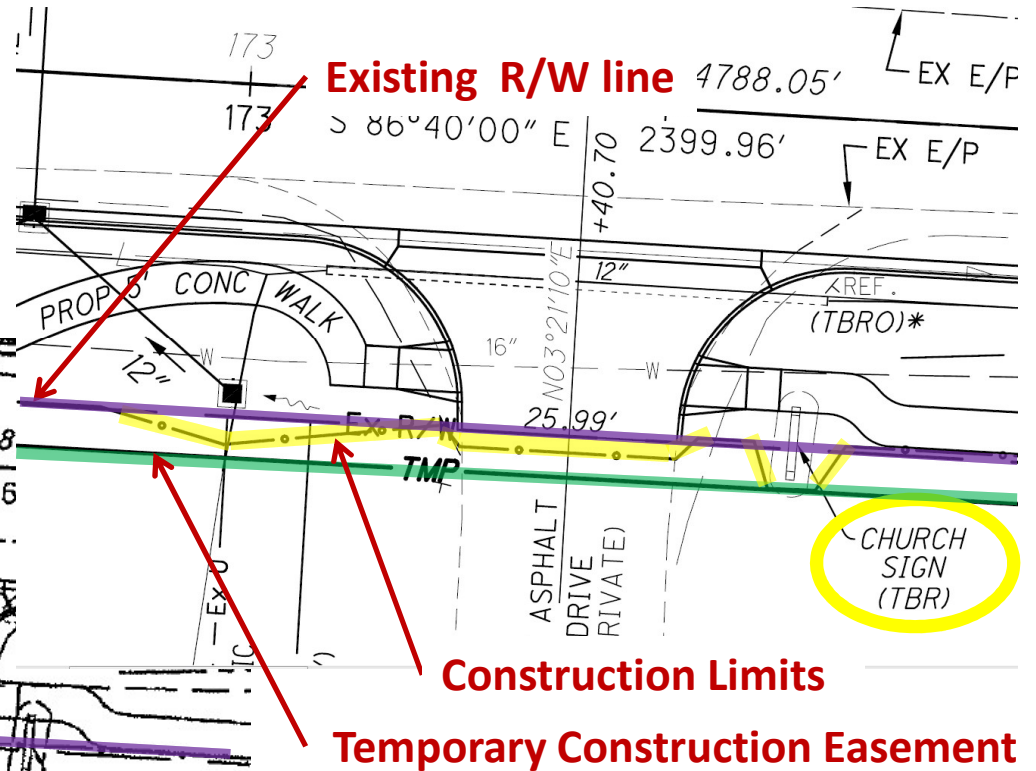
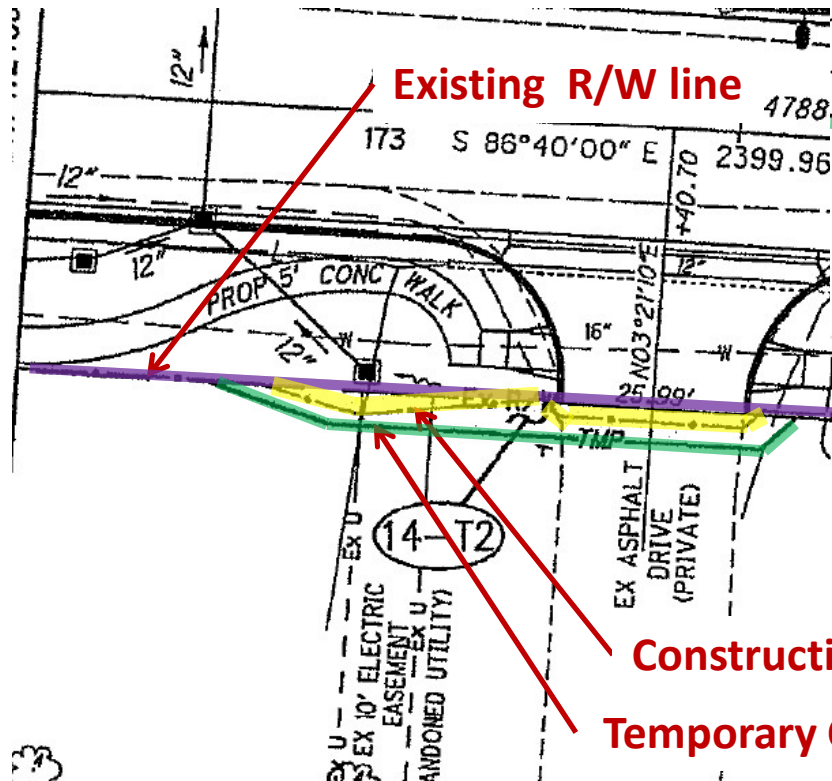




Before



Before



After

| NET RESIDUE = RECORD AREA ** - TOTAL PRO - NET TAKE | | | | | | | | |
|---|---------------------|-----------------|-----------------------|----------------------|------|------------------|-----------------|---------------|
| PARCEL | OWNER (S) | SHEET NUMBER | AUDITOR'S PARCEL # | OWNERS RECORD | | RECORD AREA** | TOTAL P.R.O. | GROSS TAKE |
| | | | | BOOK | PAGE | | | |
| 27-SH2 | | 32-33 | | | | | | 0.009 |
| | TOTAL | | | | | 1.908 | | 0.014 |
| 27-T1 | | 32-33 | | | | | | 0.003 |
| 27-T2 | | 32-33 | | | | | | 0.054 |
| 28-WD | 4595 MORSE ROAD LLC | 32-33 | 010-262757-00 | INST 201310290182114 | | 1.036 | 0.000 | 0.001 |
| 28-T | | 32-33 | | | | | | 0.019 |
| 29-WD | SAM AND IZZY 1, LLC | 32-35 | 010-259869-00 | INST 201708080109488 | | 1.293 | 0.000 | 0.068 |
| 30-WD | DEAN E. SALTS | 34-35 | 010-258701-00 | INST 201312160205511 | | 1.054 | 0.000 | 0.046 |

| P.R.O. IN TAKE | TO BE ACQUIRED | | NET RESIDUE | | TYPE FUND | REMARKS | AS ACQUIRED INSTRUMENT NUMBER |
|-------------------|----------------|-----------|-------------|-------|--------------|---|----------------------------------|
| | NET TAKE | STRUCTURE | LEFT | RIGHT | | | |
| | | | | | FED./LOCAL | | |
| 0.000 | 0.003 | NO | | | | GRADING; + GUARD RAIL (28 LF) | |
| 0.000 | 0.54 | NO | | | | EASEMENT: COMMUNICATION (150 SF) | |
| 0.000 | 0.001 | NO | | 1.035 | | GRADING AND DRIVE RECONSTRUCTION | |
| 0.000 | 0.019 | NO | | | | EASEMENT: COMMUNICATION (53 SF) | |
| 0.000 | | | | | | GRADING AND DRIVE RECONSTRUCTION | |
| 0.000 | 0.068 | NO | | 1.225 | | EASEMENT: COMMUNICATION (617 SF) | |
| 0.000 | 0.046 | NO | | 1.008 | | EASEMENT: COMMUNICATION (2485 SF) | |
| 0.000 | | | | | | EASEMENT: COMMUNICATION (2025 SF) | |
| 0.000 | 0.018 | NO | | 1.611 | | | |
| | | | | | | EASEMENTS: COMM. (790 SF), COMM. (183 SF) | |

Google Maps

5671 Feder Rd



Image capture: Jul 2018 © 2019 Google



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Columbus, Ohio 43215

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City of Columbus

Department of Public Service

Division of Design & Construction

111 North Front St.

Columbus, Ohio 43215

Work: (614) 645-5471

Email: tcsturm@columbus.gov

Ron Yarano

Surveyor

City of Columbus

Department of Public Service

Division of Design & Construction

111 North Front St.

Columbus, Ohio 43215

Work: (614) 645-1704

Email: rjyarano@columbus.gov

RESOURCES

COC Right-of-Way Plan Development <https://www.columbus.gov/publicservice/Design-and-Construction/document-library/CIP-Right-of-Way-Plan-Development/>

COC Plan Checklist <https://www.columbus.gov/publicservice/Design-and-Construction/document-library/CIP-Plan-Checklist/>

COC Sample Sheets <https://www.columbus.gov/publicservice/Design-and-Construction/document-library/Sample-Plan-Sheets/>

ODOT <http://www.dot.state.oh.us/Divisions/Engineering/RealEstate/row/Pages/row.aspx>

NS RR <http://www.nscorp.com/content/nscorp/en/transportation-terms/other-requirements/public-project-guidelines.html>

CSX RR <https://www.csx.com/index.cfm/customers/value-added-services/property-real-estate/permitting-utility-installations-and-rights-of-entry/>